



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 July 28, 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, JULY 28, 2026 6:00 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF THE AGENDA

REVIEW OF THE MINUTES

- 1 Review Work Session Minutes Dated July 01, 2026
- 2 Review Council Meeting Minutes Dated July 13, 2026
- 3 Review Special Called Meeting Minutes Dated July 17, 2026

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.

CEREMONIAL: Swearing-In of Planning Commission Member Mills Johnson

DISCUSSION ITEM

- 4 Council consideration to name the ballroom inside the Merle Manders Conference Center the "Cie Cie McGhee Ballroom," honoring our former events manager and Women in Radio Hall of Fame member. - Presented by: Quinton Washington

NEW BUSINESS

- 5 Request For Proposals (RFP) No. 2026-00074: City of Stockbridge Comprehensive Residential Waste Collection & Disposal Services. Start date of the contract will be February 1, 2027. - Presented by: Decius Aaron

- 6 Council Consideration to approve the purchase of an Elgin Regen X Street Sweeper under a Georgia statewide contract with Environmental Products Group (EPG).
- Presented by: Decius Aaron
- 7 Hillcrest Street Stormwater Project: Council Consideration to approve Professional Pipeline to replace the culvert and stabilize the slope on Hillcrest Street near the intersection of Bowen Street Council Consideration to approve Professional Pipeline to replace the culvert and stabilize the slope on Hillcrest Street near the intersection of Bowen Street.
- Presented by: Decius Aaron
- 8 Council Consideration for approval of 2026 Budget Amendment - Presented by: Frank Milazi
- 9 Council Consideration to approve the Walt Stephens Trail Project Service Agreement: Council Consideration to approve the Walt Stephens Trail Project Service Agreement. The PATH Design Team (PATH) will provide full professional services for surveying, landscape architecture, engineering, permitting, contract administration, and construction management for the 1.1-mile, ten (10) foot wide, concrete multi-use trail along Walt Stephens Road.
- Presented by:
- 10 Contract Approval For On-Call Professional Planning Services With T.S.W. Design: Council consideration of a resolution authorizing the approval of an on-call professional planning services contract with TSW Design to provide planning, zoning, redevelopment, transportation, housing, and related planning services on an as-needed basis for the City of Stockbridge. The contract will enable the City to efficiently obtain specialized planning expertise through task orders to support current and future planning initiatives. - Presented by: Ryan Anderson
- 11 Request Council for consideration of moving our Financial System into Cloud Based - Presented by: Frank Milazi

MAYOR'S COMMENTS (Mayor Jayden Williams)

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

ANNOUNCEMENTS OF UPCOMING MEETINGS & EVENTS

City Council Meetings are held on the second Monday of each month, and Work Sessions are held the last Tuesday of the month at the Stockbridge City Hall - City Council Chamber. Meeting times and dates may change. Please visit www.stockbridgega.org for updates. The City of Stockbridge adheres to the Americans with Disabilities Act (ADA). If you need auxiliary services to

participate in the meetings, please contact City Hall at 770-389-7900 in advance.

ADJOURNMENT



CITY COUNCIL WORK SESSION MEETING SUMMARY MINUTES WEDNESDAY, JULY 1ST, 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.

Call to Order

The Work Session Meeting of the Stockbridge City Council was called to order by Mayor Jayden L. Williams at 6:02 PM.

Invocation

The invocation was delivered by Mayor Williams and was followed by the Pledge of Allegiance.

Roll Call

Interim Clerk Lester called the roll. A quorum was established. Councilmember Gantt arrived at approximately 6:03 PM. Councilmember Berry arrived at approximately 6:08pm

Adoption of the Agenda

Mayor Williams called for a motion to adopt the agenda. Councilmember Barber asked to remove the following item from the consent agenda for discussion.

3: CITY OF STOCKBRIDGE TAD EXPANSION: SEEKING COUNCIL APPROVAL FOR A RESOLUTION TO EXPAND THE TAD MAP TO INCLUDE LARGE COMMERCIAL PARCELS IN THE REDEVELOPMENT AREAS THAT WERE NOT INCLUDED IN THE TAX ALLOCATION DISTRICT

Motion to adopt the agenda as amended by Mayor Pro Tem Alexander;
Seconded by Councilmember Cloud. The motion passed 4-0.

Review of the Minutes

Review the June 8th City Council Summary Minutes – No Action.

Public Comments

One Public Comment: Kathy Walker of 200 Hunting Court. Ms. Walker expressed concerns about recent construction where grading resulted in the removal of mature trees. She emphasized that young replacement trees cannot adequately replace this lost natural buffer. Walker voiced her disappointment when Councilwoman Yolanda Barber's requests to bring this issue back for public discussion were ignored by the council. She commended Elton Alexander for his recent town hall. Ms. Walker highlighted a sewer smell noticed in the community. She reports that she was told came from the developer letting their license expire. She continued that meetings intended to address these concerns were canceled which raises serious questions about communication, oversight, transparency, and responsiveness from city officials.

Presentation

CITY OF STOCKBRIDGE TAD APPLICATION: SEEKING COUNCIL APPROVAL FOR A RESOLUTION TO SUBMIT APPLICATION TO THE HENRY COUNTY BOARD OF EDUCATION FOR COMMITMENT TO PARTICIPATE IN THE TAX ALLOCATION DISTRICT #1

Economic Development Director William Smith presented an overview of Tax Allocation District #1 and the process by which the City of Stockbridge would submit a formal application to the Henry County Board of Education requesting their commitment to participate in the district.

Council and staff discussed the background of the TAD, with Smith clarifying that a TAD is not a built-in tax increase. Rather, as property values within the designated area increase, the incremental tax revenue generated above the established base value is captured and reinvested into the redevelopment area to fund improvements and attract capital.

After the presentation the discussion moved into expanding the Tax Allocation District map to include large commercial parcels in the redevelopment areas that were not included in the Tax Allocation District #1.

Continued discussion touched on the legal framework underpinning the TAD expansion. It was noted that once a redevelopment area is formally established under state law, the city gains redevelopment powers, including the authority to create a TAD, but only

within that designated area. The expansion resolution would bring in large commercial parcels that were not captured in the original TAD #1 boundary.

Mr. Smith clarified *“Before we present anything to the Board of Education, we wanted to expand the TAD within that boundary to give it maximum impact, the application that we put together that will go to the Board of Education, it does include those parcels. But we did not want to send the application until we have permission and consent from you all about what you want to afford – so making sure that having all those parcels included is something you want to afford.”*

Motion to approve the TAD application made by Mayor Pro Tem Alexander;
Seconded by Councilmember Gantt. The motion passed 4-1. Councilmember Barber opposed.

CITY OF STOCKBRIDGE TAD EXPANSION: SEEKING COUNCIL APPROVAL FOR A RESOLUTION TO EXPAND THE TAD MAP TO INCLUDE LARGE COMMERCIAL PARCELS IN THE REDEVELOPMENT AREAS THAT WERE NOT INCLUDED IN THE TAX ALLOCATION DISTRICT #1

This item was discussed in the above presentation.

New Business

TEXT AMENDMENT CASE #TX-2026-03. (CITYWIDE) CONSIDERATION OF AN ORDINANCE TO AMEND TITLE 9, CHAPTER 9.09 OF THE STOCKBRIDGE MUNICODE TO ALLOW VARIOUS CHANGES TO BE MADE FOR LICENSING AND REGULATION

Business Services Manager Uneeda Smith-Sellars presented the proposed text amendment and explained that the revisions were intended to strengthen enforcement of occupational tax and business licensing requirements by establishing a graduated penalty structure for businesses that fail to comply with City regulations.

Council discussed the effectiveness of the existing fee schedule and whether the current penalties provided sufficient incentive for businesses to comply. It was noted that some businesses have found it more economical to pay repeated fines than to obtain or renew the required business license, thereby undermining the City's enforcement efforts.

Staff clarified that when a Code Compliance Officer issues a citation, the matter proceeds to Municipal Court where the judge has discretion to enforce the ordinance and may grant additional time for compliance. Staff further explained that courts generally rely upon the penalty schedule established by ordinance and that a clearly defined tiered fine structure would provide greater consistency in enforcement.

Councilmembers discussed implementing escalating fines rather than imposing the same penalty for repeated violations. Members expressed concern that maintaining a flat \$300 penalty for each offense failed to deter continued noncompliance. Staff recommended adopting a graduated penalty schedule that would increase with each subsequent violation while remaining within the limits authorized under Georgia law.

During discussion, staff advised that municipal ordinance penalties are subject to statutory limitations and recommended establishing a maximum administrative penalty of **\$1,800**, after which the business license would be subject to revocation. Staff further recommended authorizing the City Manager to revoke a business license upon reaching the maximum penalty threshold, with reinstatement requiring approval by the City Council after exhaustion of the administrative and judicial enforcement processes.

Following discussion, Council reached consensus that the initial penalty should be increased substantially to encourage prompt compliance and reduce repeat violations.

Approved Tiered Fee Schedule

Council approved the following graduated penalty schedule for businesses failing to comply with occupational tax and business licensing requirements:

Violation	Approved Fine
First Violation	\$600
Second Violation (after 30 days)	\$1,200
Third Violation	\$1,800
After Third Violation	Business License Subject to Suspension/Revocation

Under the approved amendment, once the business reaches the maximum penalty of **\$1,800**, the business license becomes subject to suspension or revocation.

Reinstatement of the license would require further action by the City Council following the applicable administrative process.

Motion to approve the proposed revisions and incorporating the revised graduated fee schedule as follows:

- First violation: **\$600**
- Second violation (after 30 days): **\$1,200**
- Third violation: **\$1,800**
- Upon the third unpaid violation, the business license shall become subject to suspension or revocation.

Made by Councilmember Gantt; Seconded by Mayor Pro Tem Alexander; The motion passed unanimously 5-0.

COUNCIL CONSIDERATION OF A RESOLUTION APPROVING THE PROPOSED FLOST DISTRIBUTION SCHEDULE AND AUTHORIZING EXECUTION OF AN INTERGOVERNMENTAL AGREEMENT WITH HENRY COUNTY AND THE MUNICIPALITIES THEREIN

City Attorney Megan McCulloch presented a resolution for Council's consideration approving the proposed Floating Local Option Sales Tax (FLOST) distribution schedule and authorizing the mayor to execute an intergovernmental agreement with Henry County and the participating municipalities. She explained that the proposed distribution allocates **13.28%** of the municipal share to the City of Stockbridge based on an agreed-upon formula utilizing 2004 population data and Georgia Municipal Association guidance, with an adjustment recognizing Hampton's population growth.

Mayor Pro Tem Alexander provided additional context regarding the purpose of the legislation established under Senate Bill 33, explaining that the proposed **1%** sales tax would be dedicated exclusively to reducing property taxes and would require voter approval during the November referendum. Alexander noted that, if approved by voters, the measure could substantially reduce the City's property tax millage while also providing county property tax relief for residents. He emphasized that the sales tax revenues could only be used for property tax reduction and that implementation would occur only if approved by voters.

Mayor Pro Tem Alexander then thanked Henry County officials and the municipalities for collaboratively reaching the proposed distribution agreement.

During discussion, Council clarified that the projected FLOST revenue would replace property tax revenue rather than generate additional revenue for the City. Staff further explained that the proposed funding structure would allow visitors and non-residents contributing through sales taxes, including hotel guests and travelers, to help offset local property taxes. Council discussed the anticipated financial benefits to both city and county taxpayers.

Motion to approve made by Mayor Pro Tem Alexander; Seconded by Councilmember Berry. The motion passed 5-0.

FIRST READING OF AN ORDINANCE ESTABLISHING A BLIGHT TAX

Community Development Director Ryan Anderson & City Attorney Megan McCulloch presented the proposed Blighted Property Tax Ordinance, explaining that the ordinance is intended to establish a process for identifying and taxing qualifying blighted properties within the City of Stockbridge. The proposal defines blighted property through specific criteria and establishes the legal authority under state law to implement a Community Redevelopment Tax Program. Revenues generated from the tax would be dedicated exclusively to community redevelopment activities.

Staff outlined the proposed enforcement process, which includes property identification, inspection, technical review, determination by the appropriate code enforcement officials, notification to the property owner, and formal designation as blighted.

Once designated, qualifying properties would be subject to a tax rate equal to **ten (10) times the City's adopted millage rate**, with revenues deposited into a Community Redevelopment Fund. In addition, designated properties would be placed on a public Blighted Property Registry and assessed an annual **\$1,500 regulatory fee**.

The City Attorney advised Council that revisions were still being made to merge staff's administrative recommendations with the draft ordinance presented to Council. She recommended postponing action until a second reading to ensure the ordinance was fully refined and consistent.

Council expressed strong support for creating stronger enforcement mechanisms to address long-standing blighted properties throughout the city, including vacant commercial buildings, abandoned hotels, stalled construction projects, and neglected residential properties that are not owner-occupied.

Councilmembers emphasized the need for an efficient enforcement process that complies with state law while minimizing unnecessary administrative delays.

Discussion also included:

- Clarification that the ordinance targets **non-owner-occupied residential properties, commercial, industrial, and vacant structures**, rather than primary residences.
- The importance of establishing clear legal definitions of blight to support enforcement.
- Concerns that property owners have historically paid existing fines without correcting violations, prompting discussion about whether the tax penalty should be increased beyond the proposed ten-times millage rate. Staff noted that state law permits penalties of up to **twenty-five (25) times** the adopted millage rate.
- An estimated enforcement timeline of approximately **30 to 90 days**, depending on property conditions, compliance efforts, and procedural requirements.

Following discussion, Council agreed additional revisions were appropriate before adoption.

A motion was made and seconded to advance the proposed Blighted Property Tax Ordinance to a second reading following incorporation of staff and legal revisions.

Motion to move this to a second reading made by Mayor Pro Tem Alexander;
Seconded by Councilmember Gantt. The motion passed 5-0.

FIRST READING OF AN ORDINANCE ESTABLISHING SHOPPING CART CONTAINMENT AND RETRIEVAL REQUIREMENTS

Motion to remove this item from the agenda made by Councilmember Gantt;
Seconded by Mayor Pro Tem Alexander. The motion passed 3-1-1.
Councilmember Cloud Abstained. Councilmember Barber Opposed.

CONSIDERATION OF A RESOLUTION APPROVING A MASTER INTERGOVERNMENTAL MOU FOR OFF-DUTY LAW ENFORCEMENT AND TRAFFIC CONTROL SERVICES AT THE VYSTAR AMPHITHEATER AT THE BRIDGE AND AUTHORIZING EXECUTION OF SIMILAR AGREEMENTS WITH HENRY COUNTY MUNICIPALITIES

Motion to approve by Mayor Pro Tem Alexander; Seconded by Councilmember Cloud. The motion passed unanimously 5-0.

Executive Session

Council convened to Executive Session for the purpose of discussing real estate, legal, personnel matters and cybersecurity matters.

Motion to adjourn into Executive Session made by Mayor Pro Tem Alexander and seconded by Councilmember Cloud. The motion passed 4-0.

Motion to end Executive Session was made by Mayor Pro Tem Alexander and seconded by Councilmember Cloud. The motion passed 5-0.

Action from Executive Session

None

Adjournment

Motion to adjourn was made by Mayor Pro Tem Alexander and seconded by Councilmember Berry. The motion passed 5-0.

The meeting was adjourned at 8:16 pm.

Respectfully submitted by:

Cassandra Lester, Interim City Clerk

Jayden L. Williams, Mayor



CITY COUNCIL MEETING SUMMARY MINUTES MONDAY JULY 13, 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.

CALL TO ORDER

The City Council Meeting was called to order at 6:04 PM

INVOCATION

The invocation led by Councilmember Kyle Berry and The Pledge of Allegiance was recited by all.

ROLL CALL

A quorum was established. Councilmember Gantt arrived at 6:24 pm

ADOPTION OF THE AGENDA

Motion to adopt the agenda was made by Mayor Pro Tem Alexander; Seconded by Councilmember Cloud. The motion passed 4-0.

ADOPTION OF THE MINUTES

June 2, 2026 Henry County BOC Called Joint Meeting with Cities regarding TSPLOST2

Motion to adopt made by Mayor Pro Tem Alexander; Seconded by Councilmember Berry. The motion passed 4-0.

June 8th City Council Summary Minutes

Motion to adopt made by Mayor Pro Tem Alexander: Seconded Councilmember Berry. The motion passed 4-0.

PUBLIC COMMENTS

Kathy Walker (200 Hunting Court) raised concerns about the loss of a natural buffer, ongoing construction impacts, and a lack of transparency in city communications, including the unavailability of meeting audio and public access to meeting transcripts.

Jontay Holmes (206 Hunting Court) described significant structural disturbance to homes from construction activity and expressed concern about a large mound of excavated dirt behind residences posing a mudslide risk, calling for an approved buffer.

Following public comments, Councilmember Barber requested a status update on the Tranquil Trails development from City Attorney or the City Manager.

The City Attorney stated she had no information to provide.

City Manager Shawn Edmondson reported that the developer was in the process of applying for a permit and is still in the process of doing so. Councilmember Barber inquired whether it was proper for the developer to continue moving dirt without a building permit; the City Manager confirmed that activity was a separate process that they could proceed (moving dirt) prior to the issuance of a building permit.

CONSENT AGENDA

Council Consideration to appoint a member to the Planning Commission:
Mills Johnson was nominated as the District 1 representative to the Planning Commission.

Motion to appoint Mills Johnson as the District 1 representative to the Planning Commission was made by Mayor Pro Tem Alexander and seconded by Councilmember Berry. The motion passed 4-0.

OLD BUSINESS

Second read of an ordinance establishing the City of Stockbridge Community Redevelopment Tax Incentive program for Blighted Properties pursuant to Article IX, Section II, Paragraph VII(d) of the Georgia Constitution and O.C.G.A. § 41-2-12, et. Seq.

City Attorney Megan McCulloch presented the second reading of the Community Redevelopment Tax Incentive Program ordinance for blighted properties. The ordinance is designed as a redevelopment tool, applying only to properties meeting defined blight criteria — not broadly to any vacant property. The final version incorporated language from both the City Attorney's draft and staff's proposed version, the latter of which added a voluntary remediation agreement process.

Mayor Pro Tem Alexander expressed a preference for a single compliance deadline rather than multiple, emphasizing the need to address long-standing blighted commercial properties along North Henry Boulevard.

Attorney McCulloch confirmed that a preliminary determination triggers a 45-day cure period through a voluntary remediation agreement, after which non-compliant properties proceed to a final determination and municipal court, where a judge holds authority to impose a tax rate of twenty-five (25) times the standard rate. The ordinance applies to non-owner-occupied residential and commercial properties; primary residences are excluded.

Blight Determination Process and Procedures:

Initiation of Action:

- A determination that a property may be blighted can be initiated by:
 - Petition from more than five residents (not from the same household),
 - Resolution by the City Council,
 - Internal community development department findings.

Preliminary Determination:

- An inspection and preliminary determination phase occur when the property is assessed. Properties meeting blight criteria enter an initial phase allowing for voluntary remediation.

Voluntary Remediation Agreement (Off Ramp):

- Property owners may enter into a voluntary remediation agreement with the Community Development Department. This agreement allows property owners to remediate changes within an agreed timeframe. If remediation occurs timely, properties can remain eligible for tax incentives. This voluntary agreement acts as an off ramp early in the process to encourage quick resolution.

Final Determination and Legal Enforcement:

- If the property owner fails to comply with the remediation within the agreed period (approximately 45 days cure period), the process moves forward. This leads to a final formal determination of blight. The case can then proceed to municipal court for enforcement. The court can impose penalties such as a tax increase of up to twenty-five (25) times the regular tax on blighted properties (focused on non-owner-occupied residential and commercial properties; primary residences are excluded)

Mayor Pro Tem Alexander expressed a preference for having only one off ramp in the process to avoid delays. It was recommended to set a date certain by which property owners must be 100% compliant to avoid penalties.

Motion to adopt the ordinance as described, with one compliance off-ramp and final determination by a municipal court judge, was made by Mayor Pro Tem Alexander; Seconded by Councilmember Cloud. The motion passed 4-0.

REQUEST TO AMEND THE AGENDA:

Councilmember Barber requested an amendment to the agenda to include a discussion item. Barber moved to discuss the creation of a program similar to "Code Cares" called

"Bridge Cares.";Seconded by Councilmember Berry. The motion failed 2-0-2. Councilmember Cloud and Mayor Pro Tem Alexander abstained.

NEW BUSINESS

Scope Of Services Under Contract No. RFP 2024-0001 With Whitley Engineering, Inc.

Community Development Director Ryan Anderson presented a proposed scope-of-service amendment to the existing Whitley Engineering contract to implement a Home Land Disturbance Permit (HLDP) review program.

Under this program, each individual unit within a master civil plan would require its own land disturbance permit, in addition to the existing plan-level LDP review, to enhance oversight of erosion and stormwater control. The amendment carries no cost to the city; property owners/developers would pay a \$300 fee per unit, of which \$200 is retained by the city and \$100 is paid to Whitley Engineering for the individual review, not to exceed \$25,000 in fees to Whitley Engineering per calendar year.

Mayor Pro Tem Alexander requested that the scope of the amendment include a requirement that surrounding property owners be formally notified — by mail, using the same distance requirements as the public hearing process — prior to the issuance of any land disturbance permit no matter how long the permitting process has taken. City Manager Edmondson acknowledged that notification requirements exist in the code, and Anderson confirmed this condition would be incorporated into Whitley Engineering's review process. Councilmember Barber sought clarification on the financial impact, confirming there is no cost to the city.

Motion to approve the amended scope of services under Contract No. RFP 2024-0001 with Whitley Engineering, Inc., including the requirement for surrounding-area notification prior to permit issuance, was made by Mayor Pro Tem Alexander; Seconded by Councilmember Cloud. The motion passed 4-1. Councilmember Barber opposed.

MAYOR'S COMMENTS

There were no comments.

EXECUTIVE SESSION (EXEMPTIONS TO THE GEORGIA OPEN MEETINGS ACT)

Council convened to Executive Session for the purpose of discussing real estate, legal, personnel matters and cybersecurity matters.

Motion to adjourn into Executive Session made by Mayor Pro Tem Alexander and seconded by Councilmember Berry. The motion passed 5-0.

Motion to end Executive Session and return to the meeting was made by Mayor Pro Tem Alexander and seconded by Councilmember Cloud. The motion passed 5-0.

Mayor Williams was not present.

Action from Executive Session

A motion to execute a Purchase and Sale Agreement with Phlanx Holdings LLC for property located at 101 and 102 Love Street, conditioned upon completion of due diligence and review of existing leases, was made by Councilmember Gantt and seconded by Councilmember Cloud.

Discussion: Councilmember Barber asked if there was an appraisal for the property.

Attorney McCulloch advised that the governing body will have an opportunity to review the appraisal during the due diligence period, which is about 75 days, and if within that time the city does not want to move forward, all the city is out is the earnest money. She further clarified that the rent rolls and the leases are a part of that due diligence period.

Councilmember Barber asked: So, this is gonna have to come back to us once you receive the appraisal?

Attorney McCulloch advised that “you will receive the appraisal and a summary of the rest of the due diligence items. And if you would like to see the due diligence items themselves, I'm sure that we can make those available to you.”

The motion passed unanimously 5-0.

ADJOURNMENT

Motion to adjourn made by Councilmember Gantt; Seconded by Councilmember Berry
The motion passed unanimously 5-0

The meeting adjourned at 9:53 pm.

Respectfully submitted by:

Cassandra Lester, Interim City Clerk

Jayden L. Williams, Mayor



SPECIAL CALLED MEETING SUMMARY MINUTES FRIDAY, JULY 17, 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.

CALL TO ORDER

Mayor Williams called the Special Called Meeting to order at 6:00 PM. The Mayor led the invocation followed by the Pledge of Allegiance.

ROLL CALL

Interim City Clerk Cassandra Lester conducted the roll call. A quorum was established. Councilmember Kyle Berry arrived at 6:14 during executive session.

ADOPTION OF THE AGENDA

Motion to adopt the agenda made by Councilmember Gantt; Seconded by: Mayor Pro Tem Alexander

Vote: Approved unanimously 4-0.

EXECUTIVE SESSION

(Exemptions to the Georgia Open Meetings Act O.C.G.A. § 50-14-1)

Mayor Williams requested a motion to go into executive session for litigation, cybersecurity, real estate, and other matters.

Motion to convene into executive session for real estate, cyber security, personnel, and litigation made by Councilmember Gantt; seconded by Councilmember Cloud.

Vote: Approved unanimously 4-0

Before leaving the dais, Councilmember Gantt addressed the public, explaining that this meeting was specifically for an executive session. She clarified that she was uncertain if a vote would take place. Acknowledging the citizens from District 1, she informed them about a community meeting scheduled for August 5th at 6 PM in the City Hall chambers to discuss issues with the developers. She also noted that the citizens would receive a notification about the meeting.

The Council entered executive session at 6:02 pm.

The Council concluded executive session at 9:15 PM.

Motion to end executive session and return to the special called meeting made by Councilmember Gantt; Seconded by Councilmember Berry:
Vote: Approved unanimously 5-0.

From executive session Mayor Pro Tem Alexander read the following resolution for council consideration:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF STOCKBRIDGE, GEORGIA TEMPORARILY SUSPENDING CERTAIN ADMINISTRATIVE PRIVILEGES AND ACCESS OF MAYOR JAYDEN WILLIAMS, PENDING FUTURE ACTION OF COUNCIL; AND FOR OTHER PURPOSES.

WHEREAS, the City of Stockbridge ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia and is charged with protecting the safety, security, and efficient operation of municipal government, including City personnel, facilities, property, information systems, and public resources; and

WHEREAS, the City has adopted administrative policies governing physical security, access to non-public municipal facilities, the issuance and use of City-owned vehicles, purchasing cards, fuel cards, and other City-issued property; and

WHEREAS, the City Council has determined that certain temporary administrative measures are necessary to protect City operations, safeguard City employees, and ensure appropriate stewardship of public resources; and

WHEREAS, these temporary measures are administrative in nature, do not constitute a determination regarding the merits of any allegations, and are intended solely to preserve the orderly operation of City government; and

WHEREAS, nothing in this Resolution shall be construed as removing, suspending, or otherwise altering any elected office or authority granted by the Constitution or laws of the State of Georgia.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF STOCKBRIDGE, GEORGIA AS FOLLOWS:

SECTION 1. SUSPENSION OF PURCHASING AND FUEL CARD PRIVILEGES.

Effective immediately upon adoption of this Resolution, all City-issued purchasing card ("P-Card") and fuel card privileges issued to Mayor Jayden Williams are hereby suspended pending further action by the City Council or until otherwise authorized by the City Manager. For any trainings, events, or meetings requiring a purchase, such purchase must be pre-approved by the City Manager or his designee, and paid directly by the City. All purchases and expenses submitted for reimbursement must be processed through the Office of the City Manager, and are subject to approval by the City Manager or his designee until further action by the Council.

SECTION 2. SUSPENSION OF USE OF CITY-OWNED VEHICLES.

Effective immediately upon adoption of this Resolution, all privileges regarding the use and operation of City-owned vehicles issued to Mayor Jayden Williams are hereby suspended pending further action of the City Council or until otherwise authorized by the City Manager.

SECTION 3. SUSPENSION OF ALL INITIATIVES OF THE OFFICE OF THE MAYOR.

Effective immediately upon adoption of this Resolution, all initiatives of the Office of the Mayor are hereby suspended pending further action of the City Council or until otherwise authorized by the City Manager.

SECTION 4. RESTRICTION ON ACCESS TO NON-PUBLIC AREAS.

Effective immediately, Mayor Jayden Williams shall not access secured or non-public areas of City-owned or City-controlled facilities except:

1. as necessary to attend duly noticed public meetings or official proceedings;
2. with the prior authorization of the City Manager or his or her designee; or
3. as otherwise required by law.

Nothing herein restricts access to areas generally open to the public.

SECTION 5. RETURN OF CITY PROPERTY.

Mayor Jayden Williams shall immediately, but in no instance later than noon, Monday, July 20, 2026, return the following City property to the City Manager,:

1. any City-issued vehicle;
2. all keys, key fobs, access cards, gate transmitters, and other access devices;

3. any City-issued fuel cards, purchasing cards, credit cards, or similar payment instruments; and
4. any additional City-owned equipment or property identified by the City Manager.

The City Manager shall inventory all returned property and document compliance.

If City property is not returned by the deadline established herein, the City Attorney is authorized to pursue any lawful civil or criminal remedies available to the City, including referral of the matter to the appropriate law enforcement agency for investigation of potential unlawful retention or conversion of public property, as may be authorized under applicable Georgia law, including O.C.G.A. § 16-8-4, if warranted by the facts.

SECTION 6. COMMUNICATIONS WITH CITY STAFF.

To protect City employees and promote orderly municipal operations, any communications by Mayor Jayden Williams directed to City employees shall be coordinated through the City Manager or the City Manager's designee unless otherwise required by law or authorized by the City Manager or City Council. Nothing in this Section prohibits communications occurring during duly noticed public meetings or otherwise required by law.

SECTION 7. RESTRICTION ON NON-EMPLOYEE ACCESS.

Except as otherwise authorized by the City Manager, no person accompanying Mayor Jayden Williams, who is not a City employee, contractor, or other authorized governmental representative shall be permitted access to secured or non-public areas of City facilities.

SECTION 8. PRESERVATION OF LEGAL RIGHTS.

Nothing contained in this Resolution:

1. constitutes a finding of misconduct;
2. limits any constitutional, statutory, or charter authority possessed by Mayor Jayden Williams;
3. waives any rights of the City or Mayor Jayden Williams under applicable law; or
4. prejudices the outcome of any pending investigation, hearing, or other proceeding.

SECTION 9. ADMINISTRATIVE IMPLEMENTATION.

The City Manager, City Attorney, Chief of Police, Human Resources Director, Finance Director, Information Technology Director, and all other appropriate City officials are authorized and directed to take all administrative actions reasonably necessary to implement this Resolution in a manner consistent with applicable law and City policy.

SECTION 10. DURATION.

The restrictions imposed by this Resolution shall remain in effect until the adoption of a subsequent resolution of Council rescinding or modifying these restrictions.

SECTION 11. SEVERABILITY.

If any part of this resolution is adjudged invalid, such judgment shall not affect the remainder of this resolution.

SECTION 12. 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 12. EFFECTIVE DATE.

This Resolution shall be effective immediately upon adoption.

RESOLVED THIS 17th OF JULY, 2026.

Mayor Pro Tem Alexader made a motion to temporarily suspend the administrative privileges of the Mayor and authorized the city attorney to engage an independent investigator to look into the evidence in the resolution adopted; Seconded by Councilmember Cloud.

Councilmember Barber commented, "I believe in accountability. I support this. I approve."

Vote: Approved unanimously, 5-0.

ADJOURNMENT

Motion to adjourn made by Councilmember Berry: Seconded by Councilmember Gantt:

Vote: Approved unanimously 5-0.

The meeting adjourned at 9:26 pm

Respectfully submitted by:

Cassandra Lester, Interim City Clerk

Jayden L. Williams, Mayor



City of Stockbridge

AGENDA ITEM

MEETING DATE

07/22/2026

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

ACCOUNT TRANSFER FROM: N/A

ACCOUNT TRANSFER TO: N/A

PRESENTER:

Mayor Pro Tem Elton Alexander

DEPARTMENT:

Governing Body

ITEM/PROJECT/EVENT:

Discussion Item: Naming of the Merle Manders Conference Center's Ballroom

BACKGROUND INFORMATION:

Council Consideration to name the Merle Manders Conference Center's ballroom, the "Cie Cie McGhee Ballroom" honoring the city's former events manager and Women in Radio Hall of Fame member.

SIGNATURES:

CITY MANAGER

Frank S. Milazi

CITY TREASURER

Quinton Washington

CITY ATTORNEY

☐ FINANCIAL IMPACT ☒ N/A

AMOUNT:

N/A

ATTACHMENTS:

☐

ITEM/PROJECT/EVENT:

N/A

STAFF RECOMMENDATION:

Discussion item.

eSigned via GovOS.com

Rosalyn Rawls

Key: 7cb6a9e3-7863-4556-a458-502734485a09

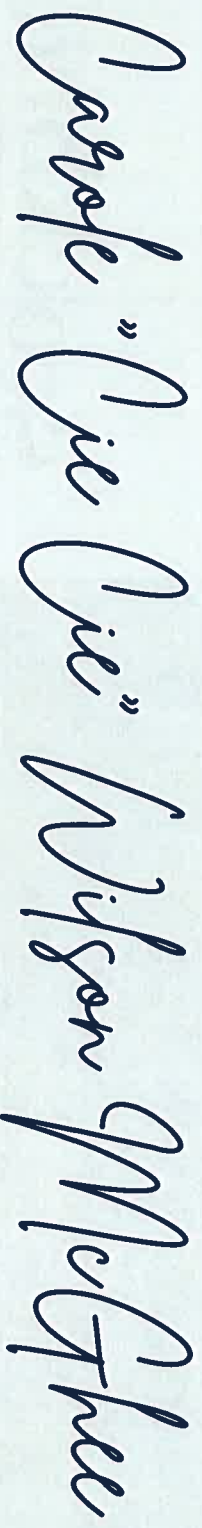


Stockbridge

Where Community Connects

Proposal to Rename the Merle Manders Conference Center Ballroom:

The Carole (Cie Cie) Wilson
McGhee Ballroom at the
Merle Manders Conference
Center



Carole "Cie Cie" Wilson McGhee

"SOME PEOPLE LEAVE BEHIND MEMORIES. OTHERS LEAVE
BEHIND INSTITUTIONS, TRADITIONS, AND A LEGACY THAT
CONTINUES TO SERVE GENERATIONS."
CAROLE "CIE CIE" WILSON MCGHEE DID ALL THREE.

This proposal respectfully requests the honorary renaming of the Merle Manders Conference Center to the Carole (Cie Cie) Wilson McGhee Ballroom at the Merle Manders Conference Center, recognizing both individuals and making clear that this is an honorary designation that preserves Merle Manders' legacy.

Carole (Cie Cie) Wilson McGhee dedicated over three decades to public service, cultural programming, and community building in the City of Stockbridge and Henry County. As Cultural, Leisure & Events Manager for the City of Stockbridge, she was instrumental in the vision, development, and programming of the Stockbridge Amphitheater. She founded Praise in the Park, one of Atlanta's most successful and enduring gospel music events, and co-founded Pretty in Pink, bringing awareness and hope to women battling breast cancer.

A breast cancer survivor who later lost her life to the disease, Cie Cie left behind a legacy of courage, advocacy, and service that continues to inspire. Her distinguished career spanned WIGO, WAOK, V-103, Urban One (Praise 102.5), and municipal government, using media and public service to improve communities.

This proposal is presented to the Stockbridge Mayor and Council on Tuesday, July 28, 2026 at the Council Work Session Meeting

Biography: Honoring Her Life & Legacy

Carole (CieCie) Wilson McGhee was a trailblazing behind-the-scenes media professional, cultural leader, author, and public servant whose career spanned more than three decades across radio promotions, municipal government, entertainment marketing, and community advocacy.

CieCie began her entertainment career as Media Production & Promotions Manager for UniverSoul Circus (1997–2004), where she honed her skills in marketing, media production, and large-scale event coordination. She then served as Promotions Director for Praise 102.5 at Radio One (2004–2010), where she managed promotions, advertising, public relations initiatives, and built key community partnerships across the Atlanta market.

Transitioning to public service, CieCie joined the City of Riverdale as Marketing & Events Specialist (2010–2011), then rose to Interim Director (2012–2013) and Director of Cultural Affairs & Leisure Services (2012–2015), building marketing departments, creating concerts and expos, and overseeing community programming.

In September 2015, CieCie became Cultural Affairs — Conference Center & Events Manager for the City of Stockbridge, where she was instrumental in the development and programming of the Stockbridge Amphitheater, transforming it into a premier cultural destination.



Lasting Impact on the City of Stockbridge

Carole (Cie) Wilson McGhee's impact on the City of Stockbridge extends far beyond any single role or title. As Cultural, Leisure & Events Manager, she transformed the city's cultural landscape, creating programming and events that put Stockbridge on the map as a destination for arts, music, and community celebration.

Key Contributions:

- Instrumental in the vision, development, and programming of the Stockbridge Amphitheater, helping create one of the city's signature venues
- Founded Praise in the Park, one of Atlanta's most successful and enduring gospel music events, which continues today as a signature Urban One community event
- Co-founded Pretty in Pink, bringing awareness, encouragement, and hope to women battling breast cancer
- Cie Cie Created the "Sounds of Summer" concert series the popular shows were great for the City before there was a Amphitheater
- Connected the City of Stockbridge to broader Atlanta media and cultural networks through her relationships across radio, entertainment, and civic organizations
- Elevated the city's profile through high-quality cultural programming that attracted visitors and residents alike
- As Cultural, Leisure & Events Manager, CieCie did not simply manage events at the venue—she helped shape its very identity. From conceptualization through construction and into its ongoing programming, she ensured the amphitheater would serve as a gathering place for the entire community.
 - The amphitheater stands today as a testament to CieCie's vision of what public spaces can be when they are designed with community at their center.



State & Local Recognitions

CIE CIE WILSON MCGHEE'S CONTRIBUTIONS WERE
FORMALLY RECOGNIZED AT THE HIGHEST LEVELS OF STATE
AND LOCAL GOVERNMENT, A TESTAMENT TO THE BREADTH
AND DEPTH OF HER IMPACT.

Georgia Senate Resolution (March 12, 2018)

The Georgia Senate passed a formal resolution recognizing Cie Cie's outstanding service to the citizens of Georgia.

This honor acknowledged her decades of work across media, public service, and community advocacy.

Georgia House of Representatives Recognition (March 12, 2018)

The Georgia House of Representatives recognized Cie Cie for her significant contributions to Georgia's cultural and music community, honoring her role in shaping the state's cultural landscape through broadcasting and events.

Atlanta City Council Recognition (June 4, 2019)

The Atlanta City Council honored Cie Cie as one of ten extraordinary women in radio whose work positively impacted both broadcasting and the community. This recognition placed her among an elite group of women who used the power of media to uplift, inform, and inspire.

These recognitions from three separate governing bodies—state senate, state house, and city council—reflect the unanimous acknowledgment of Cie Cie's extraordinary contributions across multiple spheres of public life.

A Distinguished Career

CIE WILSON MCGHEE'S CAREER REPRESENTS A REMARKABLE JOURNEY
THROUGH ENTERTAINMENT, MEDIA, AND PUBLIC SERVICE—ALWAYS
BEHIND THE SCENES, ALWAYS WITH COMMUNITY AT THE CENTER.

Entertainment & Media

- Universon Circus (1997–2004) — Media Production & Promotions Manager
- Radio One / Praise 102.5 (2004–2010) — Promotions Director; managed promotions, advertising, public relations, community partnerships, marketing campaigns, and revenue-generating programs

Government — City of Riverdale

- Marketing & Events Specialist (2010–2011) — Built marketing department, logos, website & social media
- Interim Director of Cultural Affairs & Leisure Services (2012–2013)
- Director of Cultural Affairs & Leisure Services (2012–2015)

Government — City of Stockbridge

- Cultural Affairs — Conference Center & Events Manager (2015–2021)
- Instrumental in Stockbridge Amphitheater vision, development, and programming
- Created signature programming that elevated the city's cultural profile

Community Leadership & Authorship

- Founder, Praise in the Park
- Co-Founder, Pretty in Pink
- Author, Renew You, From Frazzled to Fabulous, Step into Your Destiny (September 2018)
- Breast cancer awareness advocate and survivor

Throughout every chapter of her career, CieCie worked behind the scenes—whether in promotions, event management, or a city office—to improve the lives of those around her.

Praise in the Park & Pretty in Pink (Breast Cancer Advocacy)

PERHAPS NO SINGLE INITIATIVE BETTER CAPTURES CIECIE WILSON MCGHEE'S ABILITY TO UNITE FAITH, MUSIC, AND COMMUNITY THAN PRAISE IN CIECIE WILSON MCGHEE'S ADVOCACY FOR WOMEN FACING BREAST CANCER WAS DEEPLY PERSONAL. AS A BREAST CANCER SURVIVOR HERSELF, SHE UNDERSTOOD THE FEAR, UNCERTAINTY, AND ISOLATION THAT ACCOMPANIES A DIAGNOSIS. SHE CHANNLED THAT EXPERIENCE INTO ACTION.

Praise in the Park

- Founded by Cie Cie, Praise in the Park is Urban One's Radio One's premier annual event. What began as a gospel gathering grew into one of Atlanta's most successful and enduring gospel music events. The event brings together nationally recognized gospel artists, local churches, and thousands of community members in celebration of faith and fellowship.
- The Legacy of Praise in the Park:
 - Urban One's Radio One's premier annual community event
 - Draws thousands of attendees annually from across the metro Atlanta region
 - Features nationally recognized gospel artists alongside local talent
 - Provides a family-friendly space for spiritual celebration and community connection
 - Demonstrates the power of media partnerships to serve communities

Praise in the Park is a living legacy—proof that Cie Cie's vision continues to bring joy, inspiration, and unity to the community she loved

Pretty in Pink & Breast Cancer Advocacy

- Co-founding Pretty in Pink, CieCie and then Council Woman Neat Robinson created a platform that:
 - Brought awareness to breast cancer prevention and early detection
 - Provided encouragement and hope to women actively battling the disease
 - Created a supportive community where survivors could share their stories
 - Connected women with resources, information, and emotional support
 - Celebrated survivorship while honoring those lost to the disease

Cie Cie lost her own battle with breast cancer in 2021, but her legacy through Pretty in Pink endures. The initiative she co-founded continues to serve women in the community, carrying forward her message that no woman should face this journey alone. Her courage in sharing her own story gave others permission to speak openly about their experiences, breaking down stigma and building bridges of compassion.

Proposed Resolution

RESOLUTION

A Resolution to Honorary Rename the Merle Manders Conference Center Ballroom as the Carole (Cie Cie) Wilson McGhee Ballroom at the Merle Manders Conference Center

WHEREAS, Carole (Cie Cie) Wilson McGhee dedicated more than three decades of her life to public service, cultural programming, and community building in the City of Stockbridge and Henry County; and

WHEREAS, she served as Cultural, Leisure & Events Manager for the City of Stockbridge, where she was instrumental in the vision, development, and programming of the Stockbridge Amphitheater; and

WHEREAS, she founded Praise in the Park, one of Atlanta's most successful and enduring gospel music events; and

WHEREAS, she co-founded Pretty in Pink, bringing awareness, encouragement, and hope to women battling breast cancer; and

WHEREAS, she received formal recognition from the Georgia Senate, Georgia House of Representatives, and Atlanta City Council for her outstanding contributions; and

WHEREAS, this honorary renaming preserves the legacy of Merle Manders while honoring Cie Cie's extraordinary service to the community;

NOW, THEREFORE, BE IT RESOLVED that the Merle Manders Conference Center shall be honorary renamed the Carole (Cie Cie) Wilson McGhee Ballroom at the Merle Manders Conference Center.

“Some people leave behind memories. Others leave behind institutions, traditions, and a legacy that continues to serve generations.”

Carole (Cie Cie) Wilson McGhee did all three.

Thank You!

Submitted for consideration to the Stockbridge Mayor and Council

July 28, 2026

 **Stockbridge**
Where Community Connects



City of Stockbridge

AGENDA ITEM

MEETING DATE

July 28, 2026

FUNDING SOURCE

- ☒ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☐ PUBLIC HEARING
- ☐ PRESENTATION
- ☐ BID SELECTION/AWARD
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- ☐ OTHER

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

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER:

Decius T. Aaron

DEPARTMENT:

Public Works

ITEM/PROJECT/EVENT:

Council Consideration to approve the Walt Stephens Trail Project Service Agreement in the amount of \$216,835.00. The funding source is from TSPLOST account number 335-42200-541447.

BACKGROUND INFORMATION:

The PATH Design Team (PATH) will provide full professional services for surveying, landscape architecture, engineering, permitting, contract administration, and construction management for the 1.1-mile, ten (10) foot wide, concrete multi-use trail along Walt Stephens Road.

SIGNATURES:

CITY MANAGER

CITY TREASURER

CITY ATTORNEY

☒ FINANCIAL IMPACT ☐ N/A

AMOUNT:

\$216,835.00

ATTACHMENTS:



ITEM/PROJECT/EVENT:

The project begins at the SE corner of Walt Stephens Rd and Monarch Village Way, crosses Walt Stephens at the existing traffic signal, continues east as a ten (10) foot side path with five (5) to ten (10) foot landscape buffer, crosses I-75 via existing road bridge, turns into a private property to tie into the programmed trail by the proposed development on Flippen Road.

STAFF RECOMMENDATION:

Public Works recommends approval.

eSigned via GovOS.com
Decius T. Aaron
Key: 7cb6a9e3-7803-4556-a456-5c2734425e29

**PROJECT AGREEMENT
BY AND BETWEEN THE CITY OF STOCKBRIDGE, GEORGIA, AND
THE PATH FOUNDATION, INC., FOR TRAIL DESIGN AND CONSTRUCTION MANAGEMENT**

PROJECT: WALT STEPHENS TRAIL

THIS PROJECT AGREEMENT ("PSA") is made and entered into this _____ day of _____, 2026, by and between the **CITY OF STOCKBRIDGE, GEORGIA** ("City") and **PATH FOUNDATION, INC.** ("PATH").

WITNESSETH:

WHEREAS, the City entered into a Master Agreement with PATH (as at any time modified or amended, the "Master Agreement") to establish the framework within which the City and PATH will proceed to implement specific projects related to the design and management of a trail network within the City; and

WHEREAS, the Master Agreement provides that the parties will work together to determine the terms and conditions for specific projects for the trail network, each to be memorialized in a project agreement (each a "Project Agreement"); and

WHEREAS, the parties have identified the project described in Exhibit A attached hereto ("Project") as a specific project under the Master Agreement and desire to enter into this Agreement to set forth the terms and conditions to govern the Project;

NOW, THEREFORE, in consideration of the mutual promises and benefits hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged, the parties hereto, intending to be legally found hereby, agree as follows:

1.

DEFINITIONS; PROJECT DESCRIPTION

Terms used but not defined herein shall have the meaning ascribed to them in the Master Agreement. The Project and scope of work are described in Exhibit A attached hereto.

3.

TERM; TERMINATION

Either party may terminate this Agreement with or without cause by providing thirty (30) days written notice to the other party. Upon termination, PATH shall be compensated for all services rendered and costs incurred up to the effective termination date, provided such costs are reasonable and properly documented. The City shall not be liable for any anticipated profits, unperformed services, or other consequential damages beyond the termination date.

This Agreement shall commence on the date hereof and shall continue in effect until the date on which the Project covered by this Agreement has been completed and all obligations of the parties hereunder have been discharged. Subject to any local, state or federal law that may limit its term, this Agreement shall automatically renew upon the same terms and conditions as set forth in this Agreement for four (4) one-year terms unless earlier terminated as provided herein.

Notwithstanding the foregoing, this Agreement shall terminate upon expiration of the term of the Master Agreement (or its earlier termination in accordance with its terms), unless otherwise agreed by the parties in writing.

4.
BUDGET; PAYMENT TERMS

The proposed budget and sources of funding for the design and management of the Project are described in Exhibit B attached hereto. Payment terms for the Project are as described in Exhibit C attached hereto.

5.
DOCUMENTATION AND RECORDS
POINT OF CONTACT

PATH shall provide the City with an updated primary point of contact each year for the duration of this Agreement. This designated individual shall be responsible for coordinating all communications, approvals, and reporting between PATH and the City. PATH shall notify the City in writing of any changes to the designated contact within ten (10) business days of such change.

A. Documentation. PATH will send documentation of the status of the Project in the form and frequency requested by the City Representative. Such documentation shall indicate the progress of specific activities on the Project schedule.

B. Records/Audit. PATH will maintain records and accounts in connection with the performance of this Agreement for a period of three (3) years from the date of completion of the Project. The City Representative shall have the right to examine and copy the records and accounts at all reasonable times, with reasonable advance notification. The City reserves the right to audit such records and accounts at any time during the period commencing on the date of this Agreement and ending 365 days after completion of the Project.

6.
PROJECT SCHEDULE

The preliminary schedule for the Project is described in Exhibit D attached hereto. As adjustments in the Project schedule become necessary, the City and PATH shall cooperate in developing a revision to the Project schedule and amending this Agreement.

7.
SUCCESSORS/ASSIGNS; NO ASSIGNMENT/DELEGATION; NO PERSONAL LIABILITY

This Agreement shall be binding upon, and inure to the benefit of, the parties hereto and their respective successors and assigns; provided, however, that no party shall be authorized to delegate performance of any of its duties hereunder to any other person or entity, nor shall either party assign any of its rights or remedies under this Agreement to any person or entity, which restriction on assignments and delegations shall apply to those occurring by operation of law, as well as by contract, merger, or consolidation. Any assignment or delegation in breach of this Agreement shall be void. Nothing herein shall be construed as creating any personal liability on the part of any elected officials, officers, directors, employees, or agents of the City or PATH, nor shall it be construed as giving any rights or benefits hereunder to anyone other than the parties to this Agreement.

8.
GOVERNING LAW/VENUE

The City shall have the final authority over project approvals, changes, and completion determinations. PATH shall comply with all directives issued by the City regarding project management and execution.

This Agreement shall be governed by and construed and enforced in accordance with the laws of the State of Georgia.

This Agreement shall be deemed to have been made and performed in City of Stockbridge, Georgia. For the purpose of venue, all suits or cause of action arising out of this Agreement shall be brought in the courts of Henry County, Georgia.

9.
AMENDMENTS; NOTICES

This Agreement may be modified or amended by the parties in writing. Written notice by one party to the other shall be sent as provided in the Master Agreement.

10.
ENTIRE AGREEMENT

This Agreement and the Master Agreement constitute the entire agreement between the parties with respect to the subject matter hereof and thereof, and no representation (oral or written) not incorporated herein or therein shall be binding on the parties.

11.
SEVERABILITY

If any provision of this Agreement is determined to be invalid or unenforceable, the remaining provisions of the Agreement shall continue to be valid and enforceable.

12.
TIME OF ESSENCE

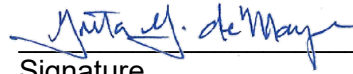
Time is of the essence of this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in three (3) counterparts (each to be considered as an original but all taken together to constitute one and the same agreement) by their authorized representative, on the day and year first written.

PATH FOUNDATION, INC.

(SEAL)

By:



Signature

Greta G. deMayo

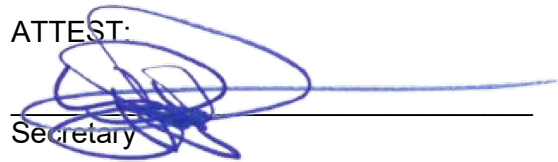
Printed Name

Executive Director

Title

Date: July 8, 2026

ATTEST:



Secretary

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

CITY OF STOCKBRIDGE, GEORGIA

By: _____
Jayden L. Williams, Mayor

Date: _____

ATTEST:

Cassandra Lester, Interim City Clerk

(SEAL)

Approved as to form:

Quinton G. Washington, City Attorney

EXHIBIT A

PROJECT DESCRIPTION/SCOPE OF WORK

The PATH Design Team (PATH) will provide full professional services for surveying, landscape architecture, engineering, permitting, contract administration, and construction management for the 1.1-mile, ten-foot wide, concrete multi-use trail along Walt Stephens Road. The project begins at the SE corner of Walt Stephens Rd and Monarch Village Way, crosses Walt Stephens at the existing traffic signal, continues east as a 10' sidepath with 5' to 10' landscape buffer, crosses I-75 via existing road bridge, turns into a private property to tie into the programmed trail by the proposed development on Flippen Road.



Figure 1 – Walt Stephens Trail Scope Map

TASK 1 – Survey Services:

1a. Topographic/Utility Survey

Upon Notice to Proceed, PATH will coordinate with owner and property stakeholders to send out notification via letters. The project surveyor will conduct a topographic/utility survey of the project areas. The surveying services will be performed to meet the standards for surveying trail corridors. Specific scope of services includes:

- Boundary line verification – research, locate property monumentation, and perform property analysis of approximately forty-one (41) parcels of land for subject project corridor, including research of right-of-way plans.
- topography (2' contours) within the trail alignment locating substantial visible improvements
- stormwater structures top and inverts
- locate visible or marked utilities
- locate trees 10" in diameter and larger within survey corridor.
- streets, sidewalks, and intersections
- existing cut-ins for driveways

- buildings including accessory buildings, small structures
- retaining walls, privacy and security fences
- all site elements
- for the scope area crossing Interstate 75, the project survey will locate the improvements along the top of bridge only, and will not collect field data below the bridge.
- coordination and checking
- underground utility designating (SUE Level B)

1b. Easement Plats and Legal Descriptions

Upon acceptance of the Design Development document (60%) and the easement graphics, the project surveyor will prepare easement plats and legal descriptions for acquiring necessary permanent easements and temporary construction easements. One (1) temporary easement and one (1) permanent easement plat and legal description are anticipated for the parcel below:

Map Key #	Address	Parcel ID	Owner
1	4251 Walt Stephens Rd	031-02007002	MENG TRUST

Task 1 Deliverables:

- AutoCAD/Civil 3D File
- Stamped survey file in pdf format
- Two (2) legal descriptions with exhibit maps (PDF)

TASK 2 – 30% Schematic Design:

Project Kick-off: Upon receiving the project survey, PATH will conduct a virtual project kickoff meeting with PATH's Design Team and City of Stockbridge to review project scope and schedules, discuss important deliverables and design milestones, and address any project concerns.

Recurring Project Meetings: PATH will meet monthly with PATH's Design Team and City of Stockbridge as needed during an anticipated 13-month design duration.

Property Stakeholders Coordination: PATH will coordinate with the City PM to conduct several meetings at design milestones with the private property stakeholder to ensure clear communication of the proposed design. Meetings will be held virtually at the end of schematic design (30% CDs) to collect property stakeholders' feedback, and at the end of design development (60% CDs) for their agreement to the required easement acquisition to complete real estate acquisition.

PATH design team will assist with all meeting materials needed, including PowerPoint presentation(s) and digital/hard copies of design document(s). Easement Plats and Legal Descriptions will be produced based on agreed 60% design and easement graphics. See task 1b.

30% Schematic Design: Utilizing the survey file, PATH will create schematic design drawings including proposed alignment, rough grading, length and location of structures if any, and any amenity areas.

PATH shall prepare 30% Schematic Design Documents as described below:

- Composite Map
- 30% Alignment Construction Plans
- 30% Plan View and Section Graphics

- 30% Cost Estimate

PATH will hold a design review meeting followed by a site meeting as needed with property owners and City of Stockbridge to collect feedback on the schematic design document.

Task 2 Deliverables:

- A 30% CDs submission will be made for review comments, as digital PDF
- Plan view and typical section graphics (.pdf)
- Preliminary easement graphics
- 30% Design Cost Estimate
- PATH/City of Stockbridge Team Meeting – biweekly meetings and unlimited number of electronic messaging (i.e. web conference/ conference call)

Task 3 - 60% Design Development

During 60% Design Development, PATH will conduct on-going coordination with City of Stockbridge and submit progress reports as requested. Each report will include task accomplishments, status of deliverables, and expected upcoming activities. PATH will participate in continued monthly project implementation meetings as requested to discuss key issues or opportunities that arise to keep the project on schedule and within budget.

Based on the acceptance of the 30% Schematic Design documents and the agreed cost estimate, PATH shall prepare 60% Design Development Documents for the project. The documents will further refine and articulate the project elements established in 30% design drawings and address all comments received from the 30% Design Submittal.

3a. Civil Engineering & Hydrological Analysis: PATH design team will prepare construction documents to adhere to the City of Stockbridge policy for stormwater management for public facilities, the department of public works requirements. This trail project falls into the category as a linear transportation project being constructed by the City of Stockbridge, therefore, the stormwater infeasibility report will be submitted to obtain the infeasibility determination by the administrator.

3b. Structural Engineering: PATH design team will provide design and detail for a series of retaining walls on the side of the proposed trail. The proposed retaining walls are assumed to be concrete walls possibly supported by helical piles, to be determined with geotechnical report.

The PATH design team will coordinate with GDOT bridge office to obtain any as-built drawings for the existing Walt Stephens Road bridge over I-75. Assuming the drawings are available, the project structural engineer will provide calculations and details for a new jersey barrier and trail slab on the bridge. Miscellaneous details for maintaining drainage, expansion joints, etc. are assumed. The calculations will be limited to comparing the new loading with the original bridge design capacities. A full re-analysis of the bridge is not anticipated as necessary therefore is excluded in this proposal.

3c. Geotechnical Services: Based on site assessment, six (6) SPT borings are proposed; two for each estimated wall section. The borings will be extended depths of 15 to 20 feet below existing grades or refusal on rock, whichever is shallower. The borings will characterize the soil composition and relative density, as well as the depth of potential unsuitable soils, partially weathered to competent rock or groundwater. The drilling operations will be supervised by our field engineer, who will maintain logs of boring. The boring logs

will indicate the depth, classification, relative density or consistency of the soils encountered, depth to rock or groundwater and any unusual subsurface conditions noted.

Following the field exploration, an engineering report will be prepared outlining the findings of the exploration. The allowable soil bearing pressure of the existing soils and the recommended foundation type and bearing depth will be provided based on the findings of the borings. The recommended lateral earth pressures and coefficient of friction values for the design of the proposed retaining wall structures will be provided. The presence of potentially unsuitable soils which could require undercutting or excavation and replacement or recommendations for deep foundations for the retaining wall foundations will also be discussed.

60% Construction Document Submittal: PATH Design Team shall prepare 60% Construction Documents as described below:

- Project Cover Sheet/ Index/ General Notes
- Composite Map
- Existing Conditions
- Tree Removal and Replacement Plan
- Typical Sections
- Construction Plans (Layout and Grading)
- Construction Details for all trail related work within the scope of the project
- Stormwater Pipe Design and Profiles
- Structural Plans and Details
- Signing and Marking Plans – includes trail signature using the Stockbridge trail sign standard
- Landscape Plans
- Erosion, Sedimentation and Pollution Control Plans with a NPDES Comprehensive Monitoring Program (CMP)

Task 3 Deliverables:

- 60% Design for Construction submission will be made to City of Stockbridge for review comments as digital PDF
- 60% Design for Construction Cost Estimate
- Geotechnical Report
- Calculations for proposed trail and barriers on existing road bridge over I-75
- PATH/City of Stockbridge Team Meeting – monthly meetings and unlimited number of electronic messaging (i.e. web conference/ conference call)

TASK 4 – Permit Coordination:

As a part of the design for construction process, PATH will submit applications necessary for the project to be approved by City of Stockbridge, GDOT and any other public agencies having jurisdiction during the 60% design for construction phase. The PATH team will meet with the review agencies needed to keep the permitting as concise and timely as possible.

4a. Georgia Department of Transportation (GDOT) special encroachment permit

All encroachments within property owned by the Georgia Department of Transportation will be determined within 60% construction documents to prepare all encroachment applications and documents. All permit applications will be submitted prior to 100% Construction Documents. PATH team will submit/manage

GDOT permitting through the Georgia Permit Application System (GPAS) under access permits to generate a permit ID.

This design contract specifically excludes the generation of any plans required to go through the Georgia Department of Transportation Plan Development Process, which is a requirement of most federally funded grants.

Task 4 Deliverables

- PATH shall coordinate with all review comments from City of Stockbridge, GDOT, and any public agencies having jurisdiction of the project and ensure comments are addressed and incorporated into the Issue for Permit Construction Document submittal.

TASK 5 – 100% Construction Documents:

PATH will address all agency and stakeholders' comments to create the 100% Construction Documents that will be issued for final approval and stamped by the required agencies and municipal departments. This process is a negotiation with the municipalities to ensure the permitted set of drawings is constructible, value engineered and not burdened with unnecessary comments and expense from the permitting authorities.

Task 5 Deliverables

- PATH shall create the 100% Construction Documents/Permit Set as per any final review comments to finalize all permitting required for the project
- 100% Cost Estimate

TASK 6 – Bid Assistance:

PATH Design Team will assist the City of Stockbridge with the bidding process, providing a bid item list, description of the scope of work for the City's advertisement purposes, attending one (1) pre-bid meeting, responding to RFIs during the bidding process, and preparing addenda as appropriate. PATH will assist City of Stockbridge in evaluating the contractor's submitted bidding documents and will provide a recommendation for the City's consideration.

TASK 7 – Contract Administration:

PATH will provide construction administration throughout the anticipated 12-month construction timeframe on an hourly rate basis. PATH Design Team will provide construction administration for this project. Tasks include:

- Attending one (1) pre-construction meeting
- Prepare Notice of Intent (NOI) for NPDES permit prior to construction
- Provide 7-day letter as needed
- Coordination with Contractor and Utility Companies
- Attending site meetings and preparing supplemental drawings as needed
- Responding to RFIs during construction phase
- Review and approval of submittals
- Review and approval of Contractor's pay applications
- Review of Contractor's change orders as needed.
- Coordinate and conduct final inspection and prepare final punch item list

- Prepare Notice of Termination (NOT) to end NPDES permit coverage for construction sites once final stabilization is achieved.
- Process project's close out documents.

TASK 8 – Construction Management

PATH will provide construction management services and assign a PATH PM to the project to work alongside City of Stockbridge and lead the project through design, engineering, permitting and construction. These services will bring PATH's knowledge and expertise building trails throughout the southeast to the project. The PATH PM will provide hands-on assistance to manage the project schedule, cost and quality. The goals of the PATH PM will be to reduce overall project costs, assist with contract negotiations, reduce change orders, and eliminate unnecessary scope and costs.

The industry standard value for construction management services is 6% of the construction cost but is provided with no cost to the City of Stockbridge within this scope of services.

Scope Exclusions:

The following services are not included under this Agreement, and will be furnished by others or their agent, as noted:

- 25' State Stream Buffer encroachment application with EPD
- Architectural design or site work associated with proposed facilities (i.e. architectural renderings, sketches, elevations, footings/ foundations, etc.)
- As-built surveys or construction staking
- Easement acquisition fee
- Electrical or mechanical engineering
- Environmental Site Assessment (ESA)
- Flood Study and No-rise Certificate
- Improvements to any existing public rights-of-way or utilities that may be additional requirements by the city that have not been identified elsewhere in this scope and would not exclusively serve the development
- Sanitary sewer and/or water distribution system design
- Services associated with variances, waivers, modifications and/or any relief from local, state or federal regulations
- Services related to air, solid waste, and/or hazardous waste permits
- Services related to noise abatement or endangered species
- Services related to rezoning or annexation of property
- Services requiring FEMA approvals such as CLOMAR; A LOMAR and ASBUILT survey
- Soft-surface Trail Design
- Structural engineering and geotechnical services
- Traffic engineering, signal design, or traffic studies and/or signal warrants
- Variance or Special Use Permits for the development
- Water collections for water quality samples or submittals to NPDES for water quality monitoring reports
- Wetland delineation and Army Corps permitting for disturbance within jurisdictional wetlands
- WFIs and BFIs

EXHIBIT B
BUDGET

Proposed budget and sources of funding for full professional services for surveying, landscape architecture, engineering, permitting, contract administration, and construction management for the 1.1-mile, ten-foot wide, concrete multi-use trail project know as "Walt Stephens Trail". The project begins at the SE corner of Walt Stephens Rd and Monarch Village Way, crosses Walt Stephens at the existing traffic signal, continues east as a 10' sidepath with 5' to 10' landscape buffer, crosses I-75 via existing road bridge, turns into a private property to tie into the programmed trail by the proposed development on Flippen Road.

Budget	Cost
Acquisition	\$ TBD
P&E	\$ 216,835.00
Construction Management	\$ *346,440.00
Construction	\$ 2,783,165.00
Total Budget for Project:	\$ 3,346,440.00
Funding from Transportation Enhancement (GDOT)	\$
Funding from Recreational Trails (GDNR)	\$
Funding from City of Stockbridge (SPLOST)	\$ 3,000,000.00
Other City of Stockbridge Funding	\$ 0.00
Funding from PATH Foundation (in-kind)	\$ * 346,440.00
TOTAL	\$ 3,346,440.00

**PATH will provide construction management services at no cost to the City (valued at 6% of construction costs).*

EXHIBIT C
PAYMENT TERMS

PATH has agreed to construction management services, as described in Exhibit A, at no cost to the City; provided however, PATH shall be entitled to reimbursement for out-of-pocket costs expended for this Project that have been pre-approved by the City, as may be invoiced in accordance with the provisions of Article III of the Master Agreement.

EXHIBIT D
PROJECT SCHEDULE*

TASK/SERVICE	TIMELINE
Complete Survey	Month 1 - 2
30% Design	Month 3 - 4
Geotech Investigation, Property Stakeholder Review Coordination	Month 5 - 6
60% Design and Permitting Submittal	Month 7 - 9
Permitting Coordination	Month 10
Finalize Permitting, 100% Construction Documents	Month 11 - 13
Advertise for Bid, Award Construction Contract, Issue NTP	Month 14 - 16

**This indicates a general outline of the Project schedule and is subject to change by the parties.*



City of Stockbridge

AGENDA ITEM

MEETING DATE

July 28, 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: Decius T. Aaron

DEPARTMENT: Public Works

ITEM/PROJECT/EVENT:

Council Consideration to approve the Walt Stephens Trail Project Service Agreement in the amount of \$216,835.00. The funding source is from TSPLOST account number 335-42200-541447.

BACKGROUND INFORMATION:

The PATH Design Team (PATH) will provide full professional services for surveying, landscape architecture, engineering, permitting, contract administration, and construction management for the 1.1-mile, ten (10) foot wide, concrete multi-use trail along Walt Stephens Road.

SIGNATURES:

CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

☒ FINANCIAL IMPACT ☐ N/A

AMOUNT:

\$216,835.00

ATTACHMENTS:



ITEM/PROJECT/EVENT:

The project begins at the SE corner of Walt Stephens Rd and Monarch Village Way, crosses Walt Stephens at the existing traffic signal, continues east as a ten (10) foot side path with five (5) to ten (10) foot landscape buffer, crosses I-75 via existing road bridge, turns into a private property to tie into the programmed trail by the proposed development on Flippen Road.

STAFF RECOMMENDATION:

Public Works recommends approval.

eSigned via GovOS.com

Decius T. Aaron

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



Stockbridge, GA
April 1st, 2026

Elgin Street Sweeper

Environmental Products Group would like to thank you for the opportunity to present the **Elgin Regen X Street Sweeper**.

Environmental Products Group is the sole provider of Elgin Street Sweeping Equipment in the state of Georgia, as well as many other leading industry product lines including: Vactor Sewer Cleaning Equipment, Envirosight Pipeline Inspection Cameras, Petersen Industries Knuckleboom Loaders, PB Asphalt Pothole Patchers, Madvac Sweepers and Vacuums, XtremeVac by ODB Leaf Collectors, and a host of parts, tools and accessories for all your needs.

Environmental Products Group prides itself on our local parts, service, and training capabilities. With multiple full-service locations throughout Florida, Georgia, and Memphis, Tennessee; including Vactor, Elgin, and Envirosight repair centers, extensive parts inventory, factory-trained technicians, mobile parts and service, rentals, turnkey maintenance packages, leasing options, and much more... we are ready to service your every need.

Thank you for your consideration.

MEMPHIS

2995 Sandbrook St.
Memphis, TN 38116
P: 901.630.5658
F: 901.630.5659

DEERFIELD BEACH

1907 SW 43rd Terrace
Suites G & H
Deerfield Bch, FL 33442
P: 954.518.9923
F: 954.518.9926

ATLANTA

4410 Wendell Dr SW
Atlanta, GA 30336
P: 404.693.9700
F: 404.693.9690

CORPORATE

2525 Clarcona Rd.
Apopka, FL 32703
P: 407.798.0004
F: 407.798.0013

www.MyEPG.com

Standard Features

- Broom measurement ruler
- Machine delivery packet
- Elgin safety manual
- Auto Shutdown, Aux. Engine coolant temperature, voltmeter and fuel lever indicator, water level gauge and warning lights for hopper "up", hopper rear door "open" and hopper "full", with auxiliary engine, RPM control, side broom down pressure controls and automotive style blade fuses
- Backup Alarm, electric
- Brooms, hydraulic rotation
- Brooms, Dual
- Camera, rear mounted
- Console, w/rocker switches for all sweep functions
- Full gauge package including tachometer, engine hour meter, oil pressure indicator, coolant temperature, RPM control, side broom down pressure controls and automotive style blade fuses, full load and screen down indicator lamps (and indicator lamps for hopper up, door open, low water, hydraulic oil level/temp when optioned)
- Sweep resume/sweep transport/reverse pick-up
- Fuel Water Separator on Aux Engine
- Hopper rear door, hydraulically opened/closed and locked/unlocked with external manual controls
- Hose, hydrant fill, 16'8" (5080 mm) with coupling
- LED Clearance Lights
- Lights; rear clearance and rear identification
- Manuals, operator and parts
- Pick-up head, hydraulically operated, 14" (355 mm) outside diameter pressure hose, 13" (324mm) inside diameter suction hose with quick disconnect on suction side
- Water system; one (1) rocker switch with HI / LOW setting, Spray nozzles: three (3) in the suction, nozzle, three (3) at each side broom
- Side Broom Outer Position Stop
- Hydraulic Oil Cooler
- Vacuum enhancer, cable-controlled in cab, 5 settings
- Water tank, molded polyethylene, 250 gallons
- Water pre-filter, hydrant fill hose
- FUNCTIONAL CONTROL OF WATER SYSTEM dispenses water with the use of the sweeper function rocker switch. Water to pickup head on when water is turned on, water to side brooms on when brooms are deployed.
- ANTI SIPHON 2-1/2" AIR GAP
- ELECTRIC DUAL AIR HORNS
- Auto Flow Blocker

- Sweeper Painted Standard White
- Chassis Painted Standard White
- Red Logo
- 1 Year Parts and Labor Warranty
- Sweeper - Operator Manual
- Sweeper - Parts Manual
- Sweeper - Service Manual
- John Deere Operator Manual
- John Deere Parts Manual

Additional Features

- Sidebroom Tilt Option Right Hand
- Sidebroom Tilt Option Left Hand
- Right Hand Inspection Door
- Front Spray Bar
- Auto Lubrication System
- Lifeliner Hopper System
- ~~6" Hopper Drain removed~~
- ~~Hydraulic Heavy-Duty Rear Mounted Wandering Hose removed~~
- ~~(2) 4' Wandering Hose Aluminum Extension Tubes Mounted removed~~
- Idle Down/No Water
- Auxiliary Hydraulic Pump
- In-Cab Hopper Dump
- Hydraulic Temp Shutdown
- Toolbox, Right Hand Lockable
- 12" Convex Mirrors
- (1) Front Cab and (1) Rear Hopper Beacons, LED
- Rear Arrowstick, LED
- (2) Alternating Rear Lights, LED
- Sidebroom Sweep Lights, LED
- Rear Flood Lights, LED
- 2.5 Lb Fire Extinguisher
- 25' Hydrant Fill Hose
- Cameras: (4) total – (1) Left Hand, (1) Right Hand, (1) Pickup Head, and (1) Rear
- Tooltray – Left Side
- 3rd Step – Right Side

Chassis Summary

- 2027 Freightliner M2 106 Plus
- 26,000 GVWR (non-CDL)
- Cummins B6.7 200 HP Engine

- Allison 2100 Automatic Transmission
- Right- and Left-Hand Bostrom Air 905 Cloth Hi-Back
- AM/FM/CD Radio
- LED/Stop/Turn/Tail Lights
- White Cab

Sale Price = \$353,700.00

***Georgia State Contract #99999-001-SPD0000177-0009**



**Department of
Administrative Services**
Customer Focused, Performance Driven

Please don't hesitate to call with questions, or if you need any additional information.
Thank you for your interest and the opportunity to earn your business.

Signature

Date



City of Stockbridge

AGENDA ITEM

MEETING DATE

July 28, 2026

FUNDING SOURCE

- ☒ RESOLUTION
- ☐ ORDINANCE
- ☐ CONTRACT APPROVAL/RENEWAL
- ☐ PUBLIC HEARING
- ☐ PRESENTATION
- ☒ BID SELECTION/AWARD
- ☐ TASK ORDER
- ☐ CHANGE ORDER
- ☐ BUDGET AMENDMENT
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- ☐ 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: Decius T. Aaron

DEPARTMENT: Public Works

ITEM/PROJECT/EVENT:

Council Consideration to approve the purchase of an Elgin Regen X Street Sweeper under Georgia statewide contract number 99999-001-SPD0000177-0009 with Environmental Products Group (EPG) in the amount of \$353,700.00. Funding source is from account number 510-42500-542500 (Equipment) in the Stormwater FY 2026 budget.

BACKGROUND INFORMATION:

The City currently has 2 streetsweepers in its fleet. The life cycle of a streetsweeper is 5-7 years. One streetsweeper was purchased in FY 2017 and the other was purchased in FY 2022.

SIGNATURES:

CITY MANAGER

Frank S. Milazi

CITY TREASURER

Quinton Washington

CITY ATTORNEY

eSigned via GovOS.com

Shawn Edmondson

Key: 3268d159-4d63-438f-940b-014ee0428880

eSigned via GovOS.com

Key: Ted53636-d898-4ade-b417-932d73311167

eSigned via GovOS.com

Key: 9ff76c0b-1628-4926-950b-2bf013c5f7b9

☒ FINANCIAL IMPACT ☐ N/A

AMOUNT:

\$353,700.00

ATTACHMENTS:



ITEM/PROJECT/EVENT:

Regular sweeping prevents leaves, trash, and sediment from clogging storm drains. This mitigates localized flooding during heavy rains and ensures our compliance with our MS4 (Municipal Separate Storm Sewer System) permit by keeping pollutants out of our waterways. Keeping our roadways and gutters clear reduces vehicular hazards caused by slick debris. Routine cleaning also supports civic pride by reducing litter and blowing dust, significantly improving the overall quality of life for our residents.

STAFF RECOMMENDATION:

Public Works recommends approval.

eSigned via GovOS.com

Decius T. Aaron

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



City of Stockbridge

AGENDA ITEM

MEETING DATE

July 28, 2026

FUNDING SOURCE

- ☒ RESOLUTION
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- ☐ PARTNER/SPONSOR
- ☐ DEPARTMENT FUND BALANCE
- ☐ BOND

ACCOUNT TRANSFER FROM:

ACCOUNT TRANSFER TO:

PRESENTER:

Decius T. Aaron

DEPARTMENT:

Public Works

ITEM/PROJECT/EVENT:

Council Consideration to approve Professional Pipeline to replace the culvert and stabilize the slope on Hillcrest Street near the intersection of Bowen Street in the amount of \$139,220.00. Funding source is from SPLOST VI account number 321-15110-542515.

BACKGROUND INFORMATION:

Recent field inspections by the stormwater team identified severe soil erosion along the main embankment. Left unaddressed, the erosion will continue to degrade the road foundation. This will lead to costlier structural failures and potential road closures.

SIGNATURES:

CITY MANAGER

CITY TREASURER

CITY ATTORNEY

☒ FINANCIAL IMPACT ☐ N/A

AMOUNT:

\$139,220.00

ATTACHMENTS:



ITEM/PROJECT/EVENT:

The project will replace the culvert and improve the roadway shoulder.

STAFF RECOMMENDATION:

Public Works recommend approval.



Professional Pipeline LLC
2472 Autumn Maple Drive
Braselton, GA 30517

Proposal: Hillcrest
Job Location: Stockbridge, GA

Date: 6/10/2026

Item #	Description	Quantity	Units	Unit Price	Total Value
	Mobilization	1	EA	\$ 500.00	\$ 500.00
	Traffic Control	1	LS	\$ 2,000.00	\$ 2,000.00
	Minor Clearing	1	LS	\$ 3,500.00	\$ 3,500.00
125	Asphalt Removal and Replacement	80	Syds	\$ 150.00	\$ 12,000.00
	Remove Existing Concrete Fix and Haul off	1	LS	\$ 1,500.00	\$ 1,500.00
124	Concrete Curb and Gutter	240	LF	\$ 40.00	\$ 9,600.00
118	48" RCP	120	LF	\$ 350.00	\$ 42,000.00
	48" Headwalls	2	EA	\$ 6,000.00	\$ 12,000.00
	Gravel Bedding	140	Tons	\$ 78.00	\$ 10,920.00
59	Cast in Place Concrete	2.8	Yds	\$ 3,500.00	\$ 9,800.00
32	Precast Manhole	9	VF	\$ 1,300.00	\$ 11,700.00
	Grassing	1	LS	\$ 2,000.00	\$ 2,000.00
	Rip Rap	80	Tons	\$ 75.00	\$ 6,000.00
	Haul Dirt to Build Shoulders	220	Cyds	\$ 30.00	\$ 6,600.00
	Slope Matting	200	syds	\$ 3.50	\$ 700.00
	Remove and Haul off Existing Pipe	120	LF	\$ 70.00	\$ 8,400.00
			Subtotal:		\$ 139,220.00
			Grand Total:		\$ 139,220.00

CITY OF STOCKBRIDGE

BUDGET AMENDMENT

JUNE 30, 2026

Revenue				
Fund: 100 - GENERAL FUND		CURRENT BUDGET	YTD ACTIVITY	6/30/26 AMENDMENT
100-00000-311200	REAL PROP-PRIOR YEAR	300.00	0.00	300.00
100-00000-311500	INTANGIBLE RECORDING TAX	150,000.00	72,313.04	150,000.00
100-00000-311600	REAL ESTATE TRANSFER	60,000.00	38,334.35	60,000.00
100-00000-311710	FRANCHISE TAX-ELECTRIC	2,500,000.00	0.09	2,500,000.00
100-00000-311715	FRANCHISE TAX - EMC	0.00	1,437.95	1,500.00
100-00000-311720	FRANCHISE TAX-COLLEGE PK.	8,000.00	6,733.83	8,000.00
100-00000-311730	FRANCHISE TAX-GAS	180,000.00	121,142.96	180,000.00
100-00000-311750	FRANCHISE TAX-TELV CABLE	150,000.00	67,538.82	150,000.00
100-00000-311760	FRANCHISE TAX-TELEPHONE	20,000.00	4,354.20	20,000.00
100-00000-311790	FRANCHISE TAX-OTHER	500.00	164.39	500.00
100-00000-313100	LOCAL OPTION SALES/USE TX	10,000,000.00	3,837,819.89	10,000,000.00
100-00000-313110	HCTC - AVT TAX	800,000.00	380,480.03	800,000.00
100-00000-314201	BEER TAX	350,000.00	154,536.14	350,000.00
100-00000-314202	LIQUOR TAX-PACKAGE SALES	350,000.00	117,443.90	350,000.00
100-00000-314203	WINE TAX	180,000.00	79,244.35	180,000.00
100-00000-314204	CONSUMPTION TAX - LIQUOR	150,000.00	104,930.60	150,000.00
100-00000-316100	OCCUPATIONAL TAX	2,000,000.00	1,525,356.33	2,000,000.00
100-00000-316112	GA MUNICIPAL LICENSE FEE	60,000.00	43,638.10	60,000.00
100-00000-316113	MISC BUSINESS TAX	5,000.00	22,350.75	5,000.00
100-00000-316150	OCCUPATIONAL TAX ADMIN.	100,000.00	82,832.91	100,000.00
100-00000-316200	INSURANCE PREMIUM TAX	3,500,000.00	0.00	3,500,000.00
100-00000-316300	Financial Institution Taxes	130,000.00	136,663.65	145,000.00
100-00000-318000	CITY PROPERTY TAX	7,400,000.00	470,918.49	7,000,000.00
100-00000-318001	CITY MOBILE HOME TAX	7,500.00	7,906.49	8,200.00
100-00000-318002	CITY PROPERTY TAX N.O.D.	125.00	192.87	300.00
100-00000-318003	MOBILE HOME PENALTY	170.00	160.28	300.00
100-00000-319110	PEN & INT-REAL PROP	25,000.00	25,233.11	2,700.00
100-00000-319111	FORECLOSED/VACANT-REG FEE	2,000.00	1,400.00	2,000.00
100-00000-319902	PENALTY/INTEREST STREET LIGHTS	0.00	575.75	600.00
100-00000-321110	OT ALCOHOLIC BEV-BEER	75,000.00	67,350.00	75,000.00
100-00000-321120	OT ALCOHOLIC BEV-WINE	70,000.00	65,100.00	70,000.00
100-00000-321130	OT ALCOHOLIC BEV-LIQUOR	70,000.00	190,000.00	70,000.00
100-00000-321140	ALCOHOLIC BEV-SPEC. EVENT	200,000.00	4,324.05	200,000.00
100-00000-321200	OT REGULATORY FEE	25,000.00	23,775.00	25,000.00
100-00000-321500	SIGN PERMIT FEE	0.00	180.00	180.00
100-00000-322200	COMM - BUILDING PERMIT	60,000.00	255,833.88	300,000.00
100-00000-322201	BSD - MECH, ELEC, PLUMBING PERMIT I	25.00	0.00	25.00
100-00000-322203	BSD - OTHER PERMIT FEES - COMMERC	500,000.00	0.00	500,000.00
100-00000-322204	RES - BUILDING PERMIT	500,000.00	454,367.25	500,000.00
100-00000-322205	BSD - MECH,ELEC,PLUMBING - PERMIT I	160.00	0.00	160.00
100-00000-322207	BSD - OTHER PERMIT FEES RESIDENTIAL	1,000.00	0.00	1,000.00
100-00000-322215	ZONING VERIFICATION FEES	6,000.00	0.00	6,000.00
100-00000-322800	RESUBMITTAL FEE	0.00	1,200.00	1,200.00
100-00000-322990	FILM REVENUE	1,000.00	300.00	1,000.00
100-00000-323100	OCCUPATIONAL TAX PENALTY	45,000.00	112,051.40	11,500.00
100-00000-323101	LAND DISTURBANCE PERMIT	60,000.00	88,605.00	90,000.00
100-00000-323902	MAINTENANCE BOND FEE	210.00	0.00	210.00
100-00000-323904	PERFORMANCE BOND FEE	1,000.00	0.00	1,000.00
100-00000-324210	PENALTY FEES	6,000.00	950.00	6,000.00
100-00000-334313	GRANTS - MISCELLANEOUS	0.00	340.67	400.00
100-00000-334317	BULLETPROOF VEST GRANT	0.00	4,418.00	0.00
100-00000-341300	COMMUNITY DEV ADMIN FEE	20,000.00	37,850.00	40,000.00
100-00000-341301	BSD - PLAN CHECK FEES - RESIDENTIAL	25,000.00	0.00	25,000.00
100-00000-341302	P&Z ZONING	85,000.00	103,964.30	105,000.00
100-00000-341304	P&Z ADMIN	5,000.00	1,300.00	5,000.00
100-00000-341305	PZ - REZONING APP FEE - DRI	200.00	0.00	200.00
100-00000-341306	PZ - ZONING CERTIFICATION FEE	100.00	0.00	100.00
100-00000-341400	PRINTING & DUPLICAT SRVCS	2,000.00	386.80	2,000.00
100-00000-341910	OTHER-ELECTION QUAL FEE	4,500.00	0.00	4,500.00

CITY OF STOCKBRIDGE
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100-00000-342120	REPORTS - POLICE DEPT	20,000.00	15,633.95	20,000.00
100-00000-342201	FIRE FEES	90,000.00	73,462.20	90,000.00
100-00000-342202	FIRE - CONSTRUCTION PERMITS	5,000.00	0.00	5,000.00
100-00000-342203	FIRE - INSPECTION FEES	10,000.00	(135.00)	10,000.00
100-00000-342204	FIRE - OTHER FEES AND CHARGES	220.00	0.00	220.00
100-00000-342900	OTHER SERVICE FEES	10,500.00	0.00	10,500.00
100-00000-342902	HIDTA REIMBURSEMENT	0.00	12,308.71	13,000.00
100-00000-342903	POLICE VEHICLE STIPEND	6,000.00	1,500.00	6,000.00
100-00000-343400	RIGHT OF WAY	2,500.00	2,540.00	2,600.00
100-00000-343410	STREET LIGHTS	15,000.00	15,692.41	16,000.00
100-00000-349300	BAD CHECK FEES	125.00	175.00	200.00
100-00000-349400	OPENEDGE MERCHANT FEE	7,500.00	0.00	7,500.00
100-00000-351140	FINES & FORFEITURES	1,400,000.00	664,051.18	1,400,000.00
100-00000-351909	MISCELLANEOUS COURT	0.00	855.00	1,000.00
100-00000-361000	INTEREST REVENUES	450,000.00	316,691.83	450,000.00
100-00000-381000	RENTS & ROYALTIES	0.00	4,500.00	4,500.00
100-00000-381100	SPRINT COM - RENT	53,000.00	0.00	53,000.00
100-00000-381200	PARK PAVILION RENTAL	80,000.00	30,285.00	80,000.00
100-00000-381300	T-MOBILE TOWER LEASE	15,250.00	57,094.10	58,000.00
100-00000-383000	INS.REIM.DAM./STOLEN PROP	1,150.00	11,172.10	12,000.00
100-00000-389006	JULY 4TH EVENT SPONSORSHIP	0.00	8,700.00	8,700.00
100-00000-389008	VOLUNTEER GALA SPONSORSHIP	0.00	500.00	500.00
100-00000-389011	Misc Revenue	2,003.00	(96.78)	2,003.00
100-00000-389012	YOUTH COUNCIL FUNDRAISER	120.00	0.00	120.00
100-00000-389013	CITY EVENTS REVENUE	6,700.00	5,000.00	6,700.00
100-00000-389014	BRIDGEFEST SPONSORSHIP	9,300.00	0.00	9,300.00
100-00000-389015	TASTY TUESDAY/FOOD TRUCK SPONSC	5,980.00	1,300.00	5,980.00
100-00000-389017	RESTITUTION,DAMAGE TO COS	212.00	0.00	212.00
100-00000-389019	VETERAN'S DAY SPONSORSHIP	3,000.00	1,000.00	3,000.00
100-00000-389022	MEMORIAL DAY MARCH SPONSORSHIP	500.00	0.00	500.00
100-00000-389025	COMMUNITY DONATIONS - POLICE	12,400.00	3,250.00	12,400.00
100-00000-389026	DISTRICT 1 SPONSORSHIP	50.00	0.00	50.00
100-00000-389030	MISCELLANEOUS	25,000.00	(19,499.22)	10,000.00
100-00000-389031	DISTRICT 5 SPONSORSHIP	6,000.00	0.00	6,000.00
100-00000-389034	JUNETEENTH EVENT SPONSORSHIP	5,200.00	1,500.00	1,500.00
100-00000-389038	MAIN STREET/ECONOMIC DEV SPONSO	300.00	0.00	300.00
100-00000-391100	OPERATING TRANSFER IN	5,238,390.00	58,578.71	5,809,030.00
100-00000-391560	TRANSFER IN COMMUNITY CENTER	8,500.00	(4,150.15)	0.00
100-00000-392200	PROPERTY SALE	500,000.00	0.00	0.00
		37,880,690.00	9,977,908.66	37,880,690.00

Expenses

GOVERNING BODY

GOVERNING BODY		CURRENT BUDGET	YTD ACTIVITY	6/30/26 AMENDMENT
100-11000-531700	MISCELLANEOUS EXPENSE	0.00	291.37	291.00
100-11100-511100	REGULAR EMPLOYEE SALARIES	135,345.00	65,406.86	135,345.00
100-11100-511120	MAYOR	24,000.00	11,200.02	24,000.00
100-11100-511121	COUNCIL	100,000.00	50,000.10	100,000.00
100-11100-511300	OVERTIME	2,500.00	1,728.20	2,500.00
100-11100-512100	GRP INSRNC MEDICAL/DENTAL	107,828.00	59,651.14	107,828.00
100-11100-512110	GROUP INSURANCE LIFE	985.00	1,178.97	985.00
100-11100-512111	GROUP INSURANCE VISION	1,000.00	337.62	1,000.00
100-11100-512200	MEDICARE 1.45%	3,798.00	1,854.88	3,798.00
100-11100-512400	PENSION	34,000.00	23,506.44	34,000.00
100-11100-512851	HRA DEDUCTIBLE	4,000.00	0.00	4,000.00
100-11100-521101	OFFICIAL/ADMINISTRATIVE	0.00	14,242.70	14,243.00
100-11100-521210	ACCOUNTING,ANNUAL AUDIT	2,000.00	0.00	2,000.00
100-11100-521217	LEGAL	10,000.00	0.00	10,000.00
100-11100-521222	IT TOTAL TECH	10,000.00	0.00	10,000.00
100-11100-521240	APPRAISALS	10,000.00	0.00	10,000.00

CITY OF STOCKBRIDGE
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100-11100-521301	CODIFICATION	10,000.00	0.00	10,000.00
100-11100-522210	MAINTENANCE AGREEMENTS	10,000.00	0.00	10,000.00
100-11100-522220	MAINTENANCE & CLEANING	10,000.00	0.00	10,000.00
100-11100-523231	CELL PHONES	24,000.00	0.00	24,000.00
100-11100-523235	VERIZON WIRELESS	100,000.00	0.00	85,757.00
100-11100-523242	CELL PHONES MAYOR	2,500.00	0.00	2,500.00
100-11100-523243	CELL PHONES DISTRICT 5	7,758.00	0.00	3,518.00
100-11100-523244	CELL PHONES DISTRICT 3	0.00	0.00	0.00
100-11100-523247	CELL PHONES DISTRICT 1	0.00	0.00	0.00
100-11100-523248	CELL PHONES DISTRICT 4	0.00	0.00	0.00
100-11100-523249	CELL PHONES DISTRICT 2	0.00	0.00	0.00
100-11100-523310	PUBLIC NOTICES	4,000.00	0.00	2,100.00
100-11100-523400	PRINTING & BINDING	3,000.00	866.08	3,000.00
100-11100-523500	TRAVEL	3,000.00	1,678.00	3,000.00
100-11100-523501	AUTO EXPENSE	2,000.00	0.00	2,000.00
100-11100-523502	TRAVEL MAYOR	10,000.00	8,343.92	9,655.00
100-11100-523503	TRAVEL DISTRICT 5	10,000.00	4,515.19	10,000.00
100-11100-523504	TRAVEL DISTRICT 3	10,000.00	4,801.17	10,000.00
100-11100-523505	TRAVEL DISTRICT 1	10,000.00	4,717.08	10,000.00
100-11100-523506	TRAVEL DISTRICT 4	10,000.00	567.00	10,000.00
100-11100-523507	TRAVEL DISTRICT 2	10,000.00	4,333.92	10,000.00
100-11100-523600	DUES & FEES	100.00	0.00	100.00
100-11100-523601	DUES & FEES MAYOR	100.00	2,000.00	2,000.00
100-11100-523602	DUES & FEES DISTRICT 5	100.00	0.00	100.00
100-11100-523603	DUES & FEES DISTRICT 3	100.00	0.00	100.00
100-11100-523604	DUES & FEES DISTRICT 1	100.00	0.00	100.00
100-11100-523605	DUES & FEES DISTRICT 4	100.00	0.00	100.00
100-11100-523606	DUES & FEES DISTRICT 2	100.00	0.00	100.00
100-11100-523700	EDUCATION & TRAINING	2,000.00	(4,240.00)	6,240.00
100-11100-523702	EDUCATION & TRAINING MAYOR	5,700.00	5,171.02	5,700.00
100-11100-523703	EDUCATION & TRAINING DISTRICT 5	6,000.00	1,890.00	6,000.00
100-11100-523704	EDUCATION & TRAINING DISTRICT 3	6,000.00	15.00	6,000.00
100-11100-523705	EDUCATION & TRAINING DISTRICT 1	6,000.00	275.00	6,000.00
100-11100-523706	EDUCATION & TRAINING DISTRICT 4	6,000.00	905.00	6,000.00
100-11100-523707	EDUCATION & TRAINING DISTRICT 2	6,000.00	2,197.76	6,000.00
100-11100-523911	COUNCIL INITIATIVES MAYOR	5,400.00	5,744.77	5,745.00
100-11100-523912	COUNCIL INITIATIVES DISTRICT 5	5,000.00	1,550.13	5,000.00
100-11100-523913	COUNCIL INITIATIVES DISTRICT 3	5,000.00	3,219.72	4,393.00
100-11100-523914	COUNCIL INITIATIVES DISTRICT 1	5,000.00	1,321.92	5,000.00
100-11100-523915	COUNCIL INITIATIVES DISTRICT 4	5,000.00	3,704.13	5,000.00
100-11100-523916	COUNCIL INITIATIVES DISTRICT 2	5,000.00	443.13	5,000.00
100-11100-531130	OFFICE SUPPLIES	3,000.00	768.16	3,000.00
100-11100-531700	MISCELLANEOUS EXPENSE	3,000.00	2,632.90	2,709.00
100-11100-531701	HOSPITALITY/FOOD/BEVERAGE	10,000.00	2,637.38	10,000.00
100-11100-531747	CIVIC EVENTS	10,000.00	1,583.50	10,000.00
100-11100-531750	UNIFORMS	400.00	0.00	400.00
100-11100-531751	UNIFORMS MAYOR	300.00	249.54	300.00
100-11100-531752	UNIFORMS DISTRICT 5	400.00	1,006.85	1,007.00
100-11100-531753	UNIFORMS DISTRICT 3	400.00	204.00	400.00
100-11100-531754	UNIFORMS DISTRICT 1	400.00	189.98	400.00
100-11100-531755	UNIFORMS DISTRICT 4	400.00	0.00	400.00
100-11100-531756	UNIFORMS DISTRICT 2	400.00	299.80	400.00
		779,214.00	292,990.35	779,214.00

CITY OF STOCKBRIDGE
BUDGET AMENDMENT
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CITY CLERK		CURRENT BUDGET	YTD ACTIVITY	6/30/26 AMENDMENT
100-11300-511100	REGULAR EMPL. SALARIES	241,960.00	96,635.64	241,960.00
100-11300-511200	TEMPORARY EMPLOYEES	68,563.00	30,081.27	68,563.00
100-11300-511300	OVERTIME	0.00	37.50	100.00
100-11300-512100	GRP INSRNC MEDICAL/DENTAL	37,265.00	13,468.95	37,265.00
100-11300-512101	FEES GRP INS	1,500.00	0.00	1,500.00
100-11300-512110	GROUP INSURANCE LIFE	730.00	115.23	730.00
100-11300-512111	GROUP INSURANCE VISION	1,000.00	86.58	1,000.00
100-11300-512200	MEDICARE 1.45%	3,508.00	1,388.47	3,508.00
100-11300-512400	PENSION	32,000.00	22,123.68	32,000.00
100-11300-512600	UNEMPLOYMENT INSURANCE	500.00	0.00	500.00
100-11300-512800	EMPLOYEE ASSISTANCE PROG.	500.00	0.00	500.00
100-11300-512851	HRA DEDUCTIBLE	9,000.00	0.00	8,900.00
100-11300-521301	CODIFICATION	32,000.00	9,673.34	32,000.00
100-11300-523231	CELL PHONES	500.00	0.00	500.00
100-11300-523310	PUBLIC NOTICES	25,000.00	250.00	25,000.00
100-11300-523400	PRINTING & BINDING	2,500.00	473.84	2,500.00
100-11300-523500	TRAVEL	6,000.00	870.00	6,000.00
100-11300-523600	DUES & FEES	3,000.00	451.84	3,000.00
100-11300-523700	EDUCATION & TRAINING	6,500.00	1,581.65	6,500.00
100-11300-523850	PERSONNEL SERVICE	500.00	0.00	500.00
100-11300-523940	POSTAGE	500.00	17.03	500.00
100-11300-531110	COMPUTER EXPENSE	0.00	0.00	0.00
100-11300-531120	ELECTION EXPENSE	16,846.00	2,715.50	16,846.00
100-11300-531130	OFFICE SUPPLIES	5,000.00	869.63	5,000.00
100-11300-531132	COMMITTEE EXPENSE	8,000.00	0.00	8,000.00
100-11300-531140	SUPPLIES & MATERIALS	2,500.00	193.14	2,500.00
100-11300-531600	SMALL EQUIPMENT - NON CAPITAL	1,000.00	23.00	1,000.00
100-11300-531701	HOSPITALITY/FOOD/BEVERAGE	4,000.00	1,140.72	4,000.00
100-11300-531725	PROMOTIONAL ITEMS	3,700.00	0.00	3,700.00
100-11300-531747	MUNICIPAL DINNERS	10,500.00	0.00	10,500.00
100-11300-531748	YOUTH COUNCIL	29,400.00	9,475.85	29,400.00
100-11300-531750	UNIFORMS	800.00	302.10	800.00
100-11300-542400	COMPUTER SOFTWARE	6,000.00	1,188.00	6,000.00
		560,772.00	193,162.96	560,772.00

EXECUTIVE		CURRENT BUDGET	YTD ACTIVITY	6/30/26 AMENDMENT
100-13000-511100	REGULAR EMPL. SALARIES	616,722.00	258,768.20	616,722.00
100-13000-512100	GRP INSRNC MEDICAL/DENTAL	45,522.00	38,839.78	45,522.00
100-13000-512110	GROUP INSURANCE LIFE	529.00	1,638.90	1,729.00
100-13000-512111	GROUP INSURANCE VISION	1,000.00	225.72	1,000.00
100-13000-512200	MEDICARE 1.45%	8,950.00	3,707.95	8,950.00
100-13000-512400	PENSION	50,000.00	34,568.28	50,000.00
100-13000-512401	RETIREMENT CONTRIBUTION	21,200.00	10,991.39	21,200.00
100-13000-512600	UNEMPLOYMENT INSURANCE	3,000.00	0.00	3,000.00
100-13000-512850	HRA REIMBURSEMENT	12,000.00	0.00	10,800.00
100-13000-521201	PROFESSIONAL SERVICES	80,500.00	57,983.65	80,500.00
100-13000-523400	PRINTING & BINDING	2,000.00	473.84	2,000.00
100-13000-523500	TRAVEL	20,000.00	18,926.64	20,000.00
100-13000-523600	DUES & FEES	8,000.00	2,315.90	8,000.00
100-13000-523700	EDUCATION & TRAINING	10,000.00	2,910.50	10,000.00
100-13000-523940	POSTAGE	100.00	51.49	100.00
100-13000-531130	OFFICE SUPPLIES	3,000.00	2,819.24	3,000.00
100-13000-531140	SUPPLIES & MATERIALS	4,000.00	462.01	4,000.00
100-13000-531700	MISCELLANEOUS EXPENSE	11,000.00	12,233.60	12,234.00
100-13000-531701	HOSPITALITY/FOOD/BEVERAGE	7,000.00	6,039.49	7,000.00
100-13000-531750	UNIFORMS	7,000.00	1,735.62	5,766.00
		911,523.00	454,692.20	911,523.00

CITY OF STOCKBRIDGE
BUDGET AMENDMENT
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FINANCE		CURRENT BUDGET	YTD ACTIVITY	6/30/26 AMENDMENT
100-15100-511100	REGULAR EMPL. SALARIES	868,940.00	419,433.87	868,940.00
100-15100-512100	GRP INSRNC MEDICAL/DENTAL	144,098.00	71,965.66	144,098.00
100-15100-512101	FEES GRP INS	3,000.00	1,593.00	3,000.00
100-15100-512110	GROUP INSURANCE LIFE	1,878.00	2,584.11	2,628.00
100-15100-512111	GROUP INSURANCE VISION	1,250.00	519.82	1,250.00
100-15100-512200	MEDICARE 1.45%	14,339.00	6,005.29	14,339.00
100-15100-512400	PENSION	66,000.00	45,630.12	66,000.00
100-15100-512600	UNEMPLOYMENT INSURANCE	5,300.00	0.00	5,300.00
100-15100-512700	WORKER'S COMPENSATION	292,600.00	229,745.00	292,600.00
100-15100-512800	EMPLOYEE ASSISTANCE PROG.	2,000.00	0.00	2,000.00
100-15100-512851	HRA DEDUCTIBLE	20,000.00	0.00	19,250.00
100-15100-521100	CONSULTANT FEES	65,000.00	3,000.00	65,000.00
100-15100-521210	ACCOUNTING,ANNUAL AUDIT	100,000.00	86,000.00	100,000.00
100-15100-521223	PAYROLL FEES	33,000.00	12,424.60	33,000.00
100-15100-522210	MAINTENANCE AGREEMENTS	65,000.00	0.00	46,300.00
100-15100-522320	RENTAL OF EQUIP & VEHICLE	500.00	0.00	500.00
100-15100-523110	INSURANCE GEN. LIABILITY	680,000.00	266,489.31	680,000.00
100-15100-523400	PRINTING & BINDING	3,000.00	1,010.07	3,000.00
100-15100-523500	TRAVEL	15,000.00	10,261.79	15,000.00
100-15100-523600	DUES & FEES	6,000.00	1,649.30	6,000.00
100-15100-523700	EDUCATION & TRAINING	15,000.00	4,796.00	15,000.00
100-15100-523850	PERSONNEL SERVICE	70,000.00	43,725.00	70,000.00
100-15100-523851	FINANCE INTERN	7,000.00	0.00	7,000.00
100-15100-523855	CONTRACT SERVICES	120,000.00	73,100.00	120,000.00
100-15100-523901	BANK CHARGES	35,000.00	44,063.75	44,064.00
100-15100-523905	COLLECTION FEE HENRY COUNTY	8,000.00	7,572.91	8,000.00
100-15100-523940	POSTAGE	2,500.00	289.92	2,500.00
100-15100-531130	OFFICE SUPPLIES	5,332.00	4,388.03	5,332.00
100-15100-531140	SUPPLIES & MATERIALS	5,668.00	1,206.60	5,668.00
100-15100-531700	MISCELLANEOUS EXPENSE	1,000.00	57.87	1,000.00
100-15100-531701	HOSPITALITY/FOOD/BEVERAGE	3,000.00	4,902.33	4,903.00
100-15100-531750	UNIFORMS	1,000.00	693.23	1,000.00
100-15100-541406	STORM WATER/PROPERTY TAX	20,000.00	0.00	20,000.00
100-15100-542300	FURNITURE & FIXTURES	1,000.00	0.00	1,000.00
100-15100-542400	COMPUTER SOFTWARE	0.00	0.00	18,700.00
100-15100-542500	EQUIPMENT	15,000.00	1,779.08	4,033.00
		2,696,405.00	1,344,886.66	2,696,405.00

CITY OF STOCKBRIDGE
BUDGET AMENDMENT
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NON-DEPARTMENTAL		CURRENT BUDGET	YTD ACTIVITY	6/30/26 AMENDMENT
100-15110-521100	CONSULTANT FEES	80,000.00	0.00	80,000.00
100-15110-521217	LEGAL	500,000.00	170,462.50	500,000.00
100-15110-521218	LEGAL, OTHER	200,000.00	12,677.22	200,000.00
100-15110-521335	SHREDING	2,000.00	2,280.53	2,281.00
100-15110-522250	AUTO & TRUCK REPAIR (ADMIN. VEHICL	3,000.00	1,302.29	3,000.00
100-15110-522320	RENTAL OF EQUIP & VEHICLE	7,000.00	1,361.70	7,000.00
100-15110-523600	DUES & FEES (GMA DUES)	30,000.00	12,375.82	30,000.00
100-15110-523945	WEBSITE	30,000.00	30,000.00	30,000.00
100-15110-523946	SEE CLICK FIX SOFTWARE	3,000.00	2,533.18	3,000.00
100-15110-531140	SUPPLIES & MATERIALS (CITY HALL)	12,000.00	4,469.91	11,719.00
100-15110-541100	LAND ACQUISITION	3,000,000.00	10,000.00	3,000,000.00
100-15110-542402	AGENDA SOFTWARE	20,000.00	8,542.78	20,000.00
100-15110-542403	CITY-WIDE DIGITAL SOFTWARE CONVEI	25,000.00	5,641.65	25,000.00
100-15110-542526	OPENGOV	50,000.00	0.00	50,000.00
100-15110-561000	NON-DEPARTMENTAL DEPRECIATION E	0.00	(24,192.00)	0.00
100-15110-571000	ABATEMENT PROGRAM	15,000.00	0.00	15,000.00
100-15110-579000	CONTINGENCIES	202,428.00	0.00	202,428.00
		4,179,428.00	237,455.58	4,179,428.00

BUSINESS SERVICES		CURRENT BUDGET	YTD ACTIVITY	6/30/26 AMENDMENT
100-15160-511100	REGULAR SALARIES	193,128.00	90,339.12	193,128.00
100-15160-512100	GRP INSRNC MEDICAL/DENTAL	22,761.00	24,546.48	24,561.00
100-15160-512110	GROUP INSURANCE LIFE	187.00	1,212.90	1,287.00
100-15160-512111	GROUP INSURANCE VISION	405.00	154.15	405.00
100-15160-512200	MEDICARE 1.45%	2,590.00	1,252.95	2,590.00
100-15160-512400	PENSION	12,946.00	8,950.44	12,946.00
100-15160-512700	WORKER'S COMPENSATION	1,618.00	0.00	1,618.00
100-15160-512851	HRA DEDUCTIBLE	6,000.00	0.00	3,100.00
100-15160-521201	PROFESSIONAL FEES	5,000.00	0.00	5,000.00
100-15160-522341	COPIER RENTAL	2,000.00	0.00	2,000.00
100-15160-523400	PRINTING & BINDING	3,500.00	536.82	3,500.00
100-15160-523500	TRAVEL	5,000.00	1,358.62	5,000.00
100-15160-523600	DUES & FEES	2,000.00	0.00	2,000.00
100-15160-523700	EDUCATION & TRAINING	3,000.00	410.00	3,000.00
100-15160-523940	POSTAGE	7,000.00	1,283.06	7,000.00
100-15160-531140	SUPPLIES & MATERIALS	3,000.00	1,509.80	3,000.00
100-15160-531600	SMALL EQUIPMENT - NON CAPITAL	3,500.00	0.00	3,500.00
100-15160-531750	UNIFORMS	2,000.00	0.00	2,000.00
		275,635.00	131,554.34	275,635.00

CITY OF STOCKBRIDGE
BUDGET AMENDMENT
JUNE 30, 2026

INFORMATION TECHNOLOGY		CURRENT BUDGET	YTD ACTIVITY	6/30/26 AMENDMENT
100-15350-511100	REGULAR EMPL. SALARIES	244,178.00	90,510.58	244,178.00
100-15350-511300	OVERTIME	1,000.00	7.91	1,000.00
100-15350-512100	GRP INSRNC MEDICAL/DENTAL	58,140.00	23,715.20	58,140.00
100-15350-512101	FEES GRP INS	1,500.00	0.00	1,500.00
100-15350-512110	GROUP INSURANCE LIFE	567.00	688.04	767.00
100-15350-512111	GROUP INSURANCE VISION	3,000.00	72.90	3,000.00
100-15350-512200	MEDICARE 1.45%	3,555.00	1,279.96	3,555.00
100-15350-512400	PENSION	30,000.00	20,740.98	30,000.00
100-15350-512600	UNEMPLOYMENT INSURANCE	1,500.00	0.00	1,500.00
100-15350-512700	WORKER'S COMPENSATION	6,000.00	0.00	6,000.00
100-15350-512800	EMPLOYEE ASSISTANCE PROG.	30,000.00	0.00	30,000.00
100-15350-512851	HRA DEDUCTIBLE	6,000.00	0.00	5,800.00
100-15350-521213	IT SERVICES FOR FINANCIAL ADMINISTI	30,000.00	0.00	30,000.00
100-15350-521216	IT SERVICES FOR PUBLIC WORKS	20,000.00	0.00	20,000.00
100-15350-521217	IT SERVICES FOR GOV OS	6,000.00	5,297.66	6,000.00
100-15350-521222	IT TOTAL TECH	25,000.00	6,122.70	25,000.00
100-15350-521351	IT SERVICES (CONTRACTED)	55,000.00	33,600.00	55,000.00
100-15350-521352	IT SERVICES FOR PHONE SYSTEM	250,000.00	167,898.34	250,000.00
100-15350-521353	IT SERVICES FOR INTERNET SERVICES	30,000.00	2,906.40	30,000.00
100-15350-522210	MAINTENANCE AGREEMENTS	10,000.00	0.00	10,000.00
100-15350-522340	AT&T CLUB SERVICE	40,000.00	0.00	40,000.00
100-15350-522341	COPIER RENTAL	50,000.00	18,301.62	50,000.00
100-15350-523245	TELECOMMUNICATIONS	20,000.00	642.79	20,000.00
100-15350-523500	TRAVEL	21,000.00	288.00	21,000.00
100-15350-523600	DUES & FEES	1,500.00	0.00	1,500.00
100-15350-523700	EDUCATION & TRAINING	3,450.00	500.00	3,450.00
100-15350-523851	INTERN HELP	3,500.00	0.00	3,500.00
100-15350-531110	COMPUTER EXPENSE	350,000.00	35,416.87	350,000.00
100-15350-531130	OFFICE SUPPLIES	3,000.00	0.00	3,000.00
100-15350-531140	SUPPLIES & MATERIALS	10,500.00	3,378.47	10,500.00
100-15350-531142	HAND TOOLS & SMALL EQUIP	2,500.00	0.00	2,500.00
100-15350-531750	UNIFORMS	750.00	626.48	750.00
100-15350-541400	COMPUTER NETWORK INFRASTRUCTUI	100,000.00	52,715.54	100,000.00
100-15350-542400	COMPUTER SOFTWARE	200,000.00	79,826.97	200,000.00
100-15350-542500	EQUIPMENT	50,000.00	49,042.90	50,000.00
		1,667,640.00	593,580.31	1,667,640.00

CITY OF STOCKBRIDGE
BUDGET AMENDMENT
JUNE 30, 2026

HUMAN RESOURCES

	CURRENT BUDGET	YTD ACTIVITY	6/30/26 AMENDMENT
100-15400-511100 REGULAR EMPL. SALARIES	246,172.00	149,162.26	242,641.00
100-15400-512100 GRP INSRNC MEDICAL/DENTAL	24,844.00	29,066.40	29,067.00
100-15400-512101 FEES GRP INS	0.00	3,724.00	3,725.00
100-15400-512110 GROUP INSURANCE LIFE	448.00	3,978.06	3,979.00
100-15400-512111 GROUP INSURANCE VISION	1,334.00	146.68	1,334.00
100-15400-512200 MEDICARE 1.45%	3,570.00	1,704.99	3,570.00
100-15400-512400 PENSION	30,667.00	21,202.14	30,667.00
100-15400-512600 UNEMPLOYMENT INSURANCE	1,600.00	0.00	1,600.00
100-15400-512700 WORKER'S COMPENSATION	37,200.00	36,300.89	37,200.00
100-15400-512800 EMPLOYEE ASSISTANCE PROG.	0.00	7,500.00	7,500.00
100-15400-512851 HRA DEDUCTIBLE	6,000.00	0.00	1,777.00
100-15400-521100 CONSULTANT FEES	24,000.00	3,800.00	24,000.00
100-15400-521222 PAYROLL SOFTWARE	30,000.00	7,834.35	18,775.00
100-15400-522210 MAINTENANCE AGEEMENTS	500.00	0.00	500.00
100-15400-522320 RENTAL OF EQUIP & VEHICLE	6,000.00	2,960.40	6,000.00
100-15400-523110 INSURANCE GEN. LIABILITY	220,000.00	204,488.89	220,000.00
100-15400-523300 ADVERTISING	2,500.00	0.00	2,500.00
100-15400-523400 PRINTING & BINDING	1,000.00	810.52	1,000.00
100-15400-523500 TRAVEL	5,000.00	1,650.72	5,000.00
100-15400-523600 DUES & FEES	1,000.00	360.00	1,000.00
100-15400-523700 EDUCATION & TRAINING	4,000.00	2,549.00	4,000.00
100-15400-523708 TRAINING & DEVELOPMENT	30,000.00	5,961.35	30,000.00
100-15400-523850 PERSONNEL SERVICE	50,000.00	121.50	50,000.00
100-15400-523851 INTERN HELP	50,000.00	7,127.75	46,624.00
100-15400-523855 CONTRACT SERVICES	3,000.00	0.00	3,000.00
100-15400-523930 DRUG TESTING, VACCINES	30,000.00	8,226.00	30,000.00
100-15400-523937 HEALTH & WELLNESS	50,000.00	35,608.25	50,000.00
100-15400-523940 POSTAGE	300.00	3,375.45	3,676.00
100-15400-531130 OFFICE SUPPLIES	2,000.00	560.21	2,000.00
100-15400-531700 MISCELLANEOUS EXPENSE	6,000.00	5,334.58	5,674.00
100-15400-531701 HOSPITALITY/FOOD/BEVERAGE	7,000.00	7,325.71	7,326.00
100-15400-531750 UNIFORM	300.00	0.00	300.00
	874,435.00	550,880.10	874,435.00

CITY OF STOCKBRIDGE
BUDGET AMENDMENT
JUNE 30, 2026

GOVERNMENT BUILDINGS	CURRENT BUDGET	YTD ACTIVITY	6/30/26 AMENDMENT
100-15650-511100 REGULAR EMPL. SALARIES	215,712.00	98,418.50	215,712.00
100-15650-511300 OVERTIME	25,000.00	540.00	25,000.00
100-15650-512100 GRP INSRNC MEDICAL/DENTAL	40,000.00	20,992.55	40,000.00
100-15650-512110 GROUP INSURANCE LIFE	1,500.00	433.68	1,500.00
100-15650-512111 GROUP INSURANCE VISION	1,000.00	161.33	1,000.00
100-15650-512200 MEDICARE 1.45%	3,491.00	1,414.32	3,491.00
100-15650-512400 PENSION	3,000.00	2,074.08	3,000.00
100-15650-512851 HRA, DEDUCTIBLE	6,000.00	0.00	6,000.00
100-15650-521200 PROFESSIONAL FEES	5,000.00	0.00	5,000.00
100-15650-521230 ENGINEERING FEES	4,000.00	0.00	4,000.00
100-15650-522210 MAINTENANCE AGREEMENTS	50,000.00	13,580.00	50,000.00
100-15650-522219 LANDSCAPING	330,000.00	168,661.57	330,000.00
100-15650-522220 MAINTENANCE & CLEANING	34,000.00	7,043.49	34,000.00
100-15650-522230 EQUIPMENT REPAIRS	11,000.00	2,894.20	11,000.00
100-15650-522250 AUTO & TRUCK REPAIR	3,500.00	30.86	3,500.00
100-15650-522310 Rental of Land and Building	1,200.00	0.00	1,200.00
100-15650-522318 FACILITY CLEANING POLICE DEPT	31,000.00	12,900.00	31,000.00
100-15650-522319 FACILITY CLEANING PW ADMIN	12,000.00	3,750.00	12,000.00
100-15650-522320 RENTAL OF EQUIP & VEHICLE	0.00	657.40	658.00
100-15650-522321 FACILITY CLEANING CITY HALL	38,000.00	16,050.00	38,000.00
100-15650-522322 FACILITY CLEANING MMCC	38,000.00	16,050.00	38,000.00
100-15650-522323 FACILITY CLEANING TSCC	8,500.00	3,900.00	8,500.00
100-15650-522324 FACILITY CLEANING MUNICIPAL COURT	15,000.00	5,400.00	15,000.00
100-15650-522325 FACILITY CLEANING MAINTENANCE SHC	10,000.00	3,750.00	10,000.00
100-15650-522326 FACILITY CLEANING WWTP	9,000.00	3,900.00	9,000.00
100-15650-522333 EQUIPMENT REPAIRS CITY HALL	19,700.00	11,778.43	19,700.00
100-15650-522334 EQUIPMENT REPAIRS MMCC	20,400.00	16,395.83	20,400.00
100-15650-522335 EQUIPMENT REPAIRS TSCC	5,000.00	0.00	5,000.00
100-15650-522336 EQUIPMENT REPAIRS MUNICIPAL COUF	6,965.00	0.00	6,965.00
100-15650-522337 EQUIPMENT REPAIRS MAINTENANCE SI	5,000.00	5,000.00	5,000.00
100-15650-522338 EQUIPMENT REPAIRS WWTP	7,000.00	551.50	7,000.00
100-15650-522339 EQUIPMENT REPAIRS PW ADMIN	4,000.00	312.50	4,000.00
100-15650-522340 EQUIPMENT REPAIRS POLICE DEPARTM	10,000.00	399.50	10,000.00
100-15650-523310 PUBLIC NOTICES	200.00	0.00	200.00
100-15650-523500 TRAVEL	3,000.00	0.00	3,000.00
100-15650-523700 EDUCATION & TRAINING	6,000.00	695.00	6,000.00
100-15650-523901 BANK CHARGES	0.00	65.00	65.00
100-15650-531130 OFFICE SUPPLIES	500.00	0.00	500.00
100-15650-531140 SUPPLIES & MATERIALS	8,000.00	3,765.18	8,000.00
100-15650-531142 HAND TOOLS & SMALL EQUIP.	3,500.00	2,524.89	3,500.00
100-15650-531143 SECURITY UPGRADE	85,000.00	46,171.52	85,000.00
100-15650-531224 GA PWR,LIGHTS,CAR CHR	20,000.00	3,956.22	20,000.00
100-15650-531225 GA PWR,4640 CITY HALL	120,000.00	45,288.68	120,000.00
100-15650-531271 Admin Vehicles	29,600.00	6,140.85	29,600.00
100-15650-531700 MISCELLANEOUS EXPENSE	1,500.00	0.00	777.00
100-15650-531720 SIGNS	500.00	100.00	500.00
100-15650-531740 TIRE EXPENSE	1,000.00	0.00	1,000.00
100-15650-531750 UNIFORMS	4,000.00	1,036.01	4,000.00
100-15650-541330 BUILDING IMPROVEMENTS CITY HALL	21,300.00	0.00	21,300.00
100-15650-542500 Equipment	13,035.00	0.00	13,035.00
	1,291,103.00	526,783.09	1,291,103.00

CITY OF STOCKBRIDGE
BUDGET AMENDMENT
JUNE 30, 2026

MUNICIPAL COURT		CURRENT BUDGET	YTD ACTIVITY	6/30/26 AMENDMENT
100-25000-511140	JUDGE	65,000.00	32,500.02	65,000.00
100-25000-511141	SOLICITOR	30,000.00	0.00	30,000.00
100-25000-511142	COURT CLERK & ASSISTANTS	240,648.00	114,401.95	240,648.00
100-25000-511300	OVERTIME	2,000.00	1,219.02	2,000.00
100-25000-512100	GRP INSRNC MEDICAL/DENTAL	105,516.00	24,467.33	105,516.00
100-25000-512110	GROUP INSURANCE LIFE	830.00	1,234.67	1,280.00
100-25000-512111	GROUP INSURANCE VISION	1,000.00	146.52	1,000.00
100-25000-512200	MEDICARE 1.45%	4,460.00	2,130.02	4,460.00
100-25000-512400	PENSION	23,000.00	15,901.44	23,000.00
100-25000-512851	HRA, DEDUCTIBLE	6,000.00	0.00	5,550.00
100-25000-521221	LEGAL - INDIGENT	40,000.00	13,200.00	40,000.00
100-25000-521225	INTERPRETER	3,000.00	0.00	3,000.00
100-25000-521310	COURT SOFTWARE	35,000.00	16,748.64	35,000.00
100-25000-521335	SHREDING	2,000.00	589.44	2,000.00
100-25000-523310	PUBLIC NOTICES	200.00	0.00	200.00
100-25000-523400	PRINTING & BINDING	3,000.00	1,212.18	3,000.00
100-25000-523500	TRAVEL	4,000.00	850.28	4,000.00
100-25000-523600	DUES & FEES	1,500.00	250.00	1,500.00
100-25000-523700	EDUCATION & TRAINING	3,000.00	260.00	3,000.00
100-25000-523850	PERSONNEL SERVICE	11,800.00	8,418.68	11,800.00
100-25000-523851	INTERN HELP	10,500.00	0.00	10,500.00
100-25000-523940	POSTAGE	3,000.00	385.92	3,000.00
100-25000-531130	OFFICE SUPPLIES	2,000.00	945.96	1,900.00
100-25000-531140	SUPPLIES & MATERIALS	0.00	(2.82)	100.00
100-25000-531211	NTRL GAS,4545 MUNI COURT	1,800.00	1,502.38	1,800.00
100-25000-531227	GA PWR,4602 MUNICIPAL CRT	15,000.00	6,025.06	15,000.00
100-25000-531701	HOSPITALITY/FOOD/BEVERAGE	500.00	650.77	651.00
100-25000-531750	UNIFORMS	750.00	0.00	750.00
100-25000-541200	Site Improvements	550.00	0.00	550.00
100-25000-542300	FURNITURE & FIXTURES	5,000.00	0.00	5,000.00
100-25000-573001	BRAIN & SPINAL INJURY	6,400.00	1,850.57	6,400.00
100-25000-573002	STATE PROBATION SYS FUND	2,200.00	178.13	2,200.00
100-25000-573003	FINES 10% JAIL	50,000.00	24,572.83	50,000.00
100-25000-573004	VICTIMS ASSIST. FUND	25,000.00	12,379.45	25,000.00
100-25000-573005	BOND REFUND	35,000.00	0.00	34,849.00
100-25000-573006	GA CRIME VICTIM'S FUND	3,250.00	182.00	3,250.00
100-25000-573007	CTY DRUG ABUSE TR AND EDU	7,900.00	2,803.11	7,900.00
100-25000-573008	P. O. A&B FUND	55,000.00	29,276.21	55,000.00
100-25000-573009	P. O. TRAINING FUND	50,000.00	23,739.32	50,000.00
100-25000-573010	INDIGENT DEFENSE FUND	50,000.00	24,757.29	50,000.00
100-25000-573011	DRIVERS ED/TRAINING FUND	10,000.00	6,784.50	10,000.00
100-25000-573020	WITNESS FEES	1,000.00	0.00	1,000.00
		916,804.00	369,560.87	916,804.00

CITY OF STOCKBRIDGE
BUDGET AMENDMENT
JUNE 30, 2026

POLICE ADMINISTRATION	CURRENT BUDGET	YTD ACTIVITY	6/30/26 AMENDMENT
100-32100-511100 REGULAR EMPL. SALARIES	6,636,440.00	2,517,761.15	6,536,440.00
100-32100-511200 TEMPORARY EMPLOYEES	160,000.00	71,424.44	145,400.00
100-32100-511300 OVERTIME	230,000.00	244,464.56	244,600.00
100-32100-512100 GRP INSRNC MEDICAL/DENTAL	1,525,418.00	779,114.44	1,525,418.00
100-32100-512110 GROUP INSURANCE LIFE	19,044.00	29,234.12	29,344.00
100-32100-512111 GROUP INSURANCE VISION	7,800.00	4,497.85	7,800.00
100-32100-512200 MEDICARE 1.45%	125,911.00	40,154.57	125,911.00
100-32100-512400 PENSION	111,500.00	77,087.28	111,500.00
100-32100-512851 HRA DEDUCTIBLE	20,000.00	2,000.00	9,700.00
100-32100-521201 PROFESSIONAL SERVICES	6,000.00	5,102.50	6,000.00
100-32100-521335 SHREDING	3,100.00	1,381.87	3,100.00
100-32100-522200 REPAIRS & MAINTENANCE	7,500.00	1,411.79	7,500.00
100-32100-522210 MAINTENANCE AGREEMENTS	1,300.00	0.00	1,300.00
100-32100-522250 AUTO & TRUCK REPAIR	180,000.00	67,830.32	180,000.00
100-32100-522320 RENTAL OF EQUIP & VEHICLE	2,000.00	657.96	2,000.00
100-32100-523110 LIABILITY INSURANCE	15,000.00	7,761.52	15,000.00
100-32100-523220 GEORGIA TECHNOLOGY AUTH.	50.00	0.00	50.00
100-32100-523400 PRINTING & BINDING	6,100.00	2,631.08	6,100.00
100-32100-523500 TRAVEL	30,000.00	14,330.97	30,000.00
100-32100-523600 DUES & FEES	10,000.00	6,682.42	10,000.00
100-32100-523700 EDUCATION & TRAINING	50,000.00	22,570.11	50,000.00
100-32100-523855 CONTRACT SERVICES	397,000.00	251,930.07	397,000.00
100-32100-523929 PRE-EMPLOYMENT SCREENING	40,000.00	10,545.00	40,000.00
100-32100-523930 DRUG TESTING, VACCINES	1,300.00	1,293.00	1,300.00
100-32100-523940 POSTAGE	14,000.00	1,597.70	14,000.00
100-32100-531130 OFFICE SUPPLIES	15,000.00	5,441.15	15,000.00
100-32100-531140 SUPPLIES & MATERIALS	65,000.00	28,368.15	65,000.00
100-32100-531211 NTRL GAS, 4545 MUNI COURT	15,500.00	4,890.45	15,500.00
100-32100-531222 GA POWER ELECTRICITY	40,000.00	4,920.40	40,000.00
100-32100-531270 ENERGY-GASOLINE/DIESEL	220,000.00	114,792.09	320,000.00
100-32100-531600 SMALL EQUIPMENT	40,000.00	5,504.20	40,000.00
100-32100-531606 K-9 SUPPLIES & SERVICES	5,000.00	3,066.14	5,000.00
100-32100-531700 MISCELLANEOUS EXPENSE	500.00	0.00	500.00
100-32100-531701 HOSPITAL/FOOD/BEVERAGE	15,000.00	3,480.92	15,000.00
100-32100-531725 PROMOTIONAL ITEMS	10,000.00	2,368.74	10,000.00
100-32100-531750 UNIFORMS	100,000.00	52,382.12	100,000.00
100-32100-531780 COMMUNITY ENAGAGEMENT	15,000.00	2,771.34	15,000.00
100-32100-542300 FURNITURE & FIXTURES	1,000.00	645.93	1,000.00
100-32100-542400 COMPUTER SOFTWARE	0.00	0.00	0.00
100-32100-542500 EQUIPMENT	17,000.00	8,441.56	17,000.00
100-32100-573008 P. O. A&B FUND	17,000.00	6,465.00	17,000.00
100-32100-573013 LEGAL DEFENSE FUND	7,345.00	7,279.50	7,345.00
	10,182,808.00	4,412,282.41	10,182,808.00

CITY OF STOCKBRIDGE
BUDGET AMENDMENT
JUNE 30, 2026

PUBLIC WORKS		CURRENT BUDGET	YTD ACTIVITY	6/30/26 AMENDMENT
100-42200-511100	REGULAR EMPL. SALARIES	1,600,000.00	637,090.67	1,600,000.00
100-42200-511300	OVERTIME	50,000.00	37,523.63	50,000.00
100-42200-512100	GRP INSRNC MEDICAL/DENTAL	479,022.00	250,943.25	479,022.00
100-42200-512110	GROUP INSURANCE LIFE	4,630.00	10,547.27	10,630.00
100-42200-512111	GROUP INSURANCE VISION	4,500.00	1,351.71	4,500.00
100-42200-512200	MEDICARE 1.45%	23,952.00	9,617.70	23,952.00
100-42200-512400	PENSION	300,000.00	207,409.74	300,000.00
100-42200-512851	HRA, DEDUCTIBLE	40,000.00	1,098.63	34,000.00
100-42200-521201	PROFESSIONAL	67,000.00	22,821.92	67,000.00
100-42200-521230	ENGINEERING FEES	5,000.00	0.00	5,000.00
100-42200-522000	ROW LANDSCAPING	380,000.00	72,910.57	380,000.00
100-42200-522210	MAINTENANCE AGREEMENTS	5,000.00	0.00	5,000.00
100-42200-522220	MAINTENANCE & CLEANING	3,000.00	0.00	3,000.00
100-42200-522224	TRAFFIC SIGNAL MAINTENANCE	200,000.00	89,667.62	200,000.00
100-42200-522230	EQUIPMENT REPAIRS	35,000.00	9,548.73	35,000.00
100-42200-522241	LMIG S013642-PRC,3 STRTS	300,000.00	2,848.50	300,000.00
100-42200-522242	STREET/TRACK MAIN. & REP.	50,000.00	5,608.60	50,000.00
100-42200-522250	AUTO & TRUCK REPAIR	50,000.00	12,251.64	50,000.00
100-42200-522253	DAMAGE TO CITIZEN VEHICLE	2,500.00	0.00	2,500.00
100-42200-522320	RENTAL OF EQUIP & VEHICLE	2,500.00	608.95	2,500.00
100-42200-523310	PUBLIC NOTICES	100.00	0.00	100.00
100-42200-523400	PRINTING & BINDING	600.00	511.36	600.00
100-42200-523500	TRAVEL	7,000.00	2,986.95	7,000.00
100-42200-523600	DUES & FEES	1,000.00	0.00	1,000.00
100-42200-523700	EDUCATION & TRAINING	20,000.00	1,940.00	20,000.00
100-42200-523850	PERSONNEL SERVICE	58,000.00	5,717.30	58,000.00
100-42200-523960	REIMBURSEMENT/REPAIRS	2,500.00	0.00	2,500.00
100-42200-531130	OFFICE SUPPLIES	1,000.00	707.87	949.00
100-42200-531140	SUPPLIES & MATERIALS	28,000.00	17,181.26	28,000.00
100-42200-531142	HAND TOOLS & SMALL EQUIP.	20,000.00	8,053.88	20,000.00
100-42200-531145	MOSQUITO SPRAYING	1,500.00	0.00	1,500.00
100-42200-531211	NTRL GAS,4545 MUNI COURT	9,000.00	1,220.14	9,000.00
100-42200-531222	GA POWER ELECTRICITY	40,000.00	98,942.21	98,943.00
100-42200-531233	STREET LIGHTS, OUTSIDE	900,000.00	398,572.80	841,057.00
100-42200-531270	ENERGY-GASOLINE/DIESEL	65,000.00	33,095.16	65,000.00
100-42200-531700	MISCELLANEOUS EXPENSE	2,500.00	2,550.82	2,551.00
100-42200-531710	CHRISTMAS DECORATIONS	30,000.00	0.00	30,000.00
100-42200-531720	SIGNS	50,000.00	4,551.82	50,000.00
100-42200-531740	TIRE EXPENSE	7,500.00	1,917.44	7,500.00
100-42200-531750	UNIFORMS	20,000.00	6,388.88	20,000.00
100-42200-542400	COMPUTER SOFTWARE	35,000.00	24,266.86	35,000.00
		4,900,804.00	1,980,453.88	4,900,804.00

CITY OF STOCKBRIDGE
BUDGET AMENDMENT
JUNE 30, 2026

CITY EVENTS

		CURRENT BUDGET	YTD ACTIVITY	6/30/26 AMENDMENT
100-61900-511100	REGULAR EMPL. SALARIES	548,625.00	253,386.48	548,625.00
100-61900-511300	OVERTIME	10,000.00	14,293.77	14,400.00
100-61900-512100	GRP INSRNC MEDICAL/DENTAL	118,153.00	83,943.18	118,153.00
100-61900-512110	GROUP INSURANCE LIFE	1,208.00	3,316.58	3,408.00
100-61900-512111	GROUP INSURANCE VISION	0.00	482.46	500.00
100-61900-512200	MEDICARE 1.45%	6,598.00	3,759.18	6,598.00
100-61900-512400	PENSION	60,000.00	41,481.96	60,000.00
100-61900-512600	UNEMPLOYMENT INSURANCE	10,000.00	0.00	5,600.00
100-61900-512851	HRA DEDUCTIBLE	14,000.00	0.00	11,300.00
100-61900-523300	ADVERTISING	35,000.00	29.95	35,000.00
100-61900-531701	HOSPITALITY/FOOD/BEVERAGE	5,000.00	1,420.36	5,000.00
100-61900-531705	HOLIDAY FEST/TREE LIGHTING	40,000.00	0.00	40,000.00
100-61900-531710	CHRISTMAS DECORATIONS	15,000.00	0.00	15,000.00
100-61900-531720	SIGNS	4,500.00	767.56	4,500.00
100-61900-531727	MEMORIAL DAY MARCH	5,000.00	2,894.46	3,336.00
100-61900-531731	PRETTY IN PINK	45,000.00	0.00	45,000.00
100-61900-531732	CAREER FAIRS	2,000.00	607.08	2,000.00
100-61900-531733	9/11 CEREMONY	4,500.00	1,404.35	4,500.00
100-61900-531734	BRIDGEFEST	150,000.00	23,052.75	150,000.00
100-61900-531736	FOOD TRUCKS	34,500.00	13,407.06	34,500.00
100-61900-531737	VETERAN'S DAY PARADE	15,000.00	14,676.07	15,000.00
100-61900-531757	BACK TO SCHOOL	15,000.00	3,480.00	15,000.00
100-61900-531758	JULY 4TH EVENT	170,000.00	53,594.04	170,000.00
100-61900-531759	JUNETEENTH EVENT	125,500.00	118,660.85	125,500.00
100-61900-531760	VOLUNTEER GALA	15,000.00	16,663.48	16,664.00
		1,449,584.00	651,321.62	1,449,584.00

PARKS

		CURRENT BUDGET	YTD ACTIVITY	6/30/26 AMENDMENT
100-62200-522224	FOUNTAIN MAINTENANCE	10,000.00	1,598.97	10,000.00
100-62200-522225	BRIDGE MAINTENANCE	5,000.00	0.00	5,000.00
100-62200-522230	EQUIPMENT REPAIRS	26,000.00	8,954.00	26,000.00
100-62200-523240	AT&T CLUB SERVICE	(5,000.00)	0.00	(5,000.00)
100-62200-531140	SUPPLIES & MATERIALS	16,900.00	11,980.50	16,900.00
100-62200-531142	HAND TOOLS & SMALL EQUIP.	4,000.00	2,129.00	4,000.00
100-62200-531222	GA POWER ELECTRICITY	180,000.00	42,884.81	180,000.00
100-62200-531700	MISCELLANEOUS EXPENSE	200.00	0.00	200.00
100-62200-541209	IMPROVEMENTS	8,100.00	8,075.00	8,100.00
100-62200-542500	EQUIPMENT	10,000.00	0.00	10,000.00
		255,200.00	75,622.28	255,200.00

CITY OF STOCKBRIDGE
BUDGET AMENDMENT
JUNE 30, 2026

PERMITTING		CURRENT BUDGET	YTD ACTIVITY	6/30/26 AMENDMENT
100-72000-511100	REGULAR EMPL. SALARIES	383,624.00	192,869.81	383,624.00
100-72000-512100	GRP INSRNC MEDICAL/DENTAL	108,930.00	49,237.64	108,030.00
100-72000-512110	GROUP INSURANCE LIFE	1,782.00	2,637.02	2,682.00
100-72000-512111	GROUP INSURANCE VISION	1,000.00	304.32	1,000.00
100-72000-512200	MEDICARE 1.45%	5,025.00	2,781.18	5,025.00
100-72000-512400	PENSION	20,000.00	13,827.30	20,000.00
100-72000-521200	PROFESSIONAL FEES	5,000.00	0.00	5,000.00
100-72000-521203	CONSULTING SERVICES - ENGINEERING	100,000.00	20,000.00	100,000.00
100-72000-521310	SOFTWARE	110,000.00	66,568.00	110,000.00
100-72000-522250	AUTO & TRUCK REPAIR	6,700.00	6,488.31	6,700.00
100-72000-523400	PRINTING & BINDING	1,500.00	132.00	1,500.00
100-72000-523500	TRAVEL	15,000.00	1,993.66	15,000.00
100-72000-523600	DUES & FEES	5,000.00	298.00	5,000.00
100-72000-523700	EDUCATION & TRAINING	15,000.00	2,622.50	15,000.00
100-72000-523850	PERSONNEL SERVICES	111,300.00	720.00	111,300.00
100-72000-523851	INTERN HELP	7,500.00	1,916.00	7,500.00
100-72000-523940	POSTAGE	2,000.00	0.00	2,000.00
100-72000-531100	GEN SUPPLIES & MAT	3,000.00	99.94	3,000.00
100-72000-531140	OFFICE SUPPLIES	3,000.00	147.28	3,000.00
100-72000-531270	ENERGY-GASOLINE/DIESEL	4,000.00	1,150.11	4,000.00
100-72000-531750	UNIFORMS	5,000.00	105.00	5,000.00
100-72000-542300	FURNITURE & FIXTURES	7,000.00	0.00	7,000.00
		921,361.00	363,898.07	921,361.00

PLANNING AND ZONING		CURRENT BUDGET	YTD ACTIVITY	6/30/26 AMENDMENT
100-74100-511100	REGULAR SALARIES	482,167.00	214,181.83	482,167.00
100-74100-512100	GRP INSRNC MEDICAL/DENTAL	60,000.00	24,960.60	59,300.00
100-74100-512110	GROUP INSURANCE LIFE	1,002.00	1,634.82	1,702.00
100-74100-512111	GROUP INSURANCE VISION	1,000.00	224.94	1,000.00
100-74100-512200	MEDICARE 1.45%	6,382.00	3,014.77	6,382.00
100-74100-512400	PENSION	61,800.00	42,726.42	61,800.00
100-74100-512600	UNEMPLOYMENT INSURANCE	12,000.00	0.00	12,000.00
100-74100-512700	WORKER'S COMPENSATION	12,000.00	0.00	12,000.00
100-74100-512851	HRA DEDUCTIBLE	10,000.00	0.00	10,000.00
100-74100-521150	ZONING BOARD STIPEND	5,600.00	323.00	5,600.00
100-74100-521200	PROFESSIONAL SERVICES	200,000.00	25,360.85	200,000.00
100-74100-521300	TECHNICAL SERVICES	5,000.00	0.00	5,000.00
100-74100-522250	AUTO & TRUCK REPAIR	2,000.00	0.00	2,000.00
100-74100-523300	ADVERTISEMENT	5,000.00	60.60	5,000.00
100-74100-523400	PRINTING & BINDING	5,000.00	575.41	5,000.00
100-74100-523500	TRAVEL	10,000.00	647.11	10,000.00
100-74100-523501	ZONING ADVISORY BOARD TRAVEL	2,000.00	0.00	2,000.00
100-74100-523600	DUES & FEES	3,000.00	449.65	3,000.00
100-74100-523700	EDUCATION & TRAINING	10,000.00	1,161.92	10,000.00
100-74100-523701	ZONING ADVISORY BOARD & TRAINING	1,000.00	837.00	1,000.00
100-74100-523850	PERSONNEL SERVICES	25,000.00	0.00	25,000.00
100-74100-523851	INTERN HELP	5,000.00	0.00	5,000.00
100-74100-523940	POSTAGE	2,500.00	0.00	2,500.00
100-74100-531100	SUPPLIES & MATERIALS	55,000.00	1,573.18	55,000.00
100-74100-531270	ENERGY-GASOLINE/DIESEL	2,000.00	140.23	2,000.00
100-74100-531400	BOOKS & PERIODICALS	1,200.00	0.00	1,200.00
100-74100-531600	SMALL EQUIPMENT - NON-CAPITAL	8,000.00	5,265.00	8,000.00
100-74100-531701	HOSPITALITY/FOOD/BEVERAGE	5,000.00	2,560.71	5,000.00
100-74100-531750	UNIFORMS	1,500.00	0.00	1,500.00
100-74100-542200	VEHICLES	200,000.00	94,910.00	200,000.00
100-74100-542300	FURNITURE & FIXTURES	(100,000.00)	0.00	(100,000.00)
100-74100-542400	COMPUTER SOFTWARE	3,500.00	0.00	3,500.00
		1,103,651.00	420,608.04	1,103,651.00

CITY OF STOCKBRIDGE
BUDGET AMENDMENT
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ECONOMIC DEVELOPMENT		CURRENT BUDGET	YTD ACTIVITY	6/30/26 AMENDMENT
100-75100-511100	REGULAR SALARIES	278,160.00	98,976.36	278,160.00
100-75100-511300	OVERTIME	0.00	307.31	350.00
100-75100-512100	GRP INSRNC MEDICAL/DENTAL	60,932.00	24,316.28	60,932.00
100-75100-512110	GROUP INSURANCE LIFE	1,121.00	338.44	1,121.00
100-75100-512111	GROUP INSURANCE VISION	3,000.00	150.04	3,000.00
100-75100-512200	MEDICARE 1.45%	4,033.00	1,410.58	4,033.00
100-75100-512400	PENSION	30,900.00	21,363.18	30,900.00
100-75100-512600	UNEMPLOYMENT INSURANCE	6,000.00	0.00	6,000.00
100-75100-512851	HRA DEDUCTIBLE	6,000.00	0.00	5,650.00
100-75100-521200	PROFESSIONAL SERVICES	74,000.00	46,600.75	74,000.00
100-75100-523400	PRINTING & BINDING	500.00	53.00	500.00
100-75100-523500	TRAVEL	6,000.00	548.53	6,000.00
100-75100-523600	DUES & FEES	2,000.00	99.00	2,000.00
100-75100-523700	EDUCATION & TRAINING	11,800.00	6,187.75	11,800.00
100-75100-523708	Ed Incentives	33,500.00	0.00	33,500.00
100-75100-523851	INTERN HELP	3,500.00	0.00	3,500.00
100-75100-523940	POSTAGE	250.00	0.00	250.00
100-75100-531140	SUPPLIES & MATERIALS	3,000.00	2,088.32	3,000.00
100-75100-531701	HOSPITALITY/FOOD/BEVERAGE	2,500.00	227.71	2,500.00
100-75100-531750	UNIFORMS	250.00	0.00	250.00
100-75100-542400	Computer Software	10,200.00	6,408.00	10,200.00
		537,646.00	209,075.25	537,646.00

MAIN STREET		CURRENT BUDGET	YTD ACTIVITY	6/30/26 AMENDMENT
100-75500-511100	REGULAR SALARIES	133,438.00	50,742.12	133,438.00
100-75500-511300	OVERTIME	1,000.00	10.09	1,000.00
100-75500-512100	GRP INSRNC MEDICAL/DENTAL	26,939.00	10,359.50	26,939.00
100-75500-512110	GROUP INSURANCE LIFE	620.00	303.80	620.00
100-75500-512111	GROUP INSURANCE VISION	1,000.00	66.60	1,000.00
100-75500-512200	MEDICARE 1.45%	1,935.00	720.49	1,935.00
100-75500-512400	PENSION	20,000.00	13,827.30	20,000.00
100-75500-512600	UNEMPLOYMENT INSURANCE	600.00	0.00	600.00
100-75500-512851	HRA, DEDUCTIBLE	4,000.00	0.00	4,000.00
100-75500-521200	PROFESSIONAL FEES	6,000.00	0.00	6,000.00
100-75500-523400	PRINTING & BINDING	2,000.00	225.48	2,000.00
100-75500-523500	TRAVEL	7,000.00	2,844.10	6,606.00
100-75500-523520	MAIN STREET BOARD TRAVEL	2,000.00	2,393.82	2,394.00
100-75500-523600	DUES & FEES	1,300.00	790.00	1,300.00
100-75500-523700	EDUCATION & TRAINING	4,000.00	2,992.56	4,000.00
100-75500-523720	MAIN STREET BOARD EDUCATION & TR.	2,500.00	0.00	2,500.00
100-75500-523851	INTERN HELP	3,500.00	0.00	3,500.00
100-75500-523940	POSTAGE	100.00	2.96	100.00
100-75500-523945	WEB SITE	4,000.00	2,249.00	4,000.00
100-75500-531140	SUPPLIES & MATERIALS	1,000.00	15.92	1,000.00
100-75500-531227	GA PWR, MAIN STREET	0.00	2,705.09	2,706.00
100-75500-531701	HOSPITALITY/FOOD/BEVERAGE	3,000.00	1,428.39	3,000.00
100-75500-531707	ENTERTAINMENT	5,000.00	1,864.00	5,000.00
100-75500-531724	DOWNTOWN BEAUTIFICATION	8,000.00	0.00	5,294.00
100-75500-531725	PROMOTIONAL SUPPLIES	1,000.00	270.00	1,000.00
100-75500-531750	Uniforms	1,000.00	0.00	1,000.00
		240,932.00	93,811.22	240,932.00

CITY OF STOCKBRIDGE
BUDGET AMENDMENT
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GIS		CURRENT BUDGET	YTD ACTIVITY	6/30/26 AMENDMENT
100-75700-511100	REGULAR EMPLOYEE SALARIES	75,404.00	34,138.70	69,004.00
100-75700-512100	GRP INSUR MEDICAL / DENTAL	0.00	6,268.90	6,400.00
100-75700-512110	GROUP INSURANCE LIFE	248.00	225.60	248.00
100-75700-512111	GROUP INSURANCE VISION	1,000.00	39.96	1,000.00
100-75700-512200	MEDICARE 1.45%	1,093.00	494.48	1,093.00
100-75700-512400	PENSION	6,500.00	4,493.88	6,500.00
100-75700-512851	HRA DEDUCTABLE	2,000.00	0.00	2,000.00
100-75700-521200	PROFESSIONAL SERVICES	15,000.00	0.00	14,538.00
100-75700-521310	SOFTWARE	19,000.00	11,386.96	19,000.00
100-75700-523400	PRINTING & BINDING	2,000.00	1,532.83	2,000.00
100-75700-523500	TRAVEL	3,000.00	0.00	3,000.00
100-75700-523600	DUES & FEES	700.00	62.50	700.00
100-75700-523700	EDUCATION & TRAINING	2,500.00	690.00	2,500.00
100-75700-531140	SUPPLIES & MATERIALS	3,000.00	3,461.83	3,462.00
100-75700-531725	PROMOTIONAL ITEMS	300.00	0.00	300.00
100-75700-531750	UNIFORMS	4,000.00	1,279.50	4,000.00
		135,745.00	64,075.14	135,745.00

OTHER FINANCING		CURRENT BUDGET	YTD ACTIVITY	6/30/26 AMENDMENT
100-90000-611276	TRANSFER GF AND CEMETERY	20,000.00	0.00	20,000.00
100-90000-611300	TRANSFER GF AND SDDA	435,000.00	68,332.00	435,000.00
100-90000-611650	TRANSFER TO/FROM URA	1,205,000.00	1,074,528.50	1,205,000.00
100-90000-612020	TRANSFER TO/FROM PFA FUND	1,500,000.00	1,436,363.75	1,500,000.00
100-90000-612040	TRANSFER TO/FROM AMPHITHEATER O	840,000.00	0.00	840,000.00
		4,000,000.00	2,579,224.25	4,000,000.00

Fund: 210 - CONFISCATED ASSETS FUND

Revenue		CURRENT BUDGET	YTD ACTIVITY	6/30/26 AMENDMENT
210-00000-351325	FEDERAL CONFISCATED ASSETS	0.00	131,591.26	0.00
		0.00	131,591.26	0.00

Fund: 211 - PROPERTY AND EVIDENCE FUND

Revenue		CURRENT BUDGET	YTD ACTIVITY	6/30/26 AMENDMENT
211-00000-351320	PROPERTY & EVIDENCE FUNDS	0.00	7,908.52	0.00
		0.00	7,908.52	0.00
Expense				
211-15100-523901	BANK CHARGES	0.00	12.00	0.00
211-32100-573000	PROPERTY & EVIDENCE FUNDS DISBUF	0.00	1,482.08	0.00
		0.00	1,494.08	0.00

Fund: 212 - REDSPEED FUND

Revenue		CURRENT BUDGET	YTD ACTIVITY	6/30/26 AMENDMENT
212-00000-351320	REDSPEED FUNDS	937,000.00	351,724.75	937,000.00
		937,000.00	351,724.75	937,000.00
Expense				
212-32100-522250	AUTO & TRUCK REPAIR	0.00	(81.34)	0.00
212-32100-523855	CONTRACT SERVICES	135,000.00	0.00	135,000.00
212-32100-531110	COMPUTER EXPENSE	200,000.00	0.00	200,000.00
212-32100-531140	SUPPLIES & MATERIALS	50,000.00	6,247.06	50,000.00
212-32100-531750	UNIFORMS	30,000.00	10,428.72	30,000.00
212-32100-541300	BUILDING IMPROVEMENTS	300,000.00	1,669.87	300,000.00
212-32100-542200	VEHICLES	152,000.00	491,429.14	152,000.00
212-32100-542300	FURNITURE & FIXTURES	10,000.00	394.49	10,000.00
212-32100-542500	EQUIPMENT	60,000.00	0.00	60,000.00
		937,000.00	510,087.94	937,000.00

CITY OF STOCKBRIDGE
BUDGET AMENDMENT
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Fund: 255 - GRANT FUND

Revenue		CURRENT BUDGET	YTD ACTIVITY	6/30/26 AMENDMENT
255-00000-333100	GRANT AWARDS - FEDERAL	0.00	0.00	822,972.00
255-00000-334315	GEORGIA OFFICE OF HIGHWAY SAFETY	0.00	18,923.34	0.00
255-00000-334316	LMIG	0.00	289,737.51	0.00
255-00000-334319	COPS HIRING PROGRAM GRANT	1,400,000.00	200,255.39	1,400,000.00
		1,400,000.00	508,916.24	2,222,972.00
Expense				
255-32100-511100	REGULAR EMPL. SALARIES	0.00	361,477.43	144,240.00
255-32100-512100	GRP INSRNC MEDICAL/DENTAL	0.00	0.00	38,409.00
255-32100-512110	GROUP INSURANCE LIFE	0.00	0.00	6,327.00
255-32100-512111	GROUP INSURANCE VISION	0.00	0.00	2,593.00
255-32100-512200	MEDICARE 1.45%	0.00	5,145.37	18,633.00
255-32100-521105	JAG CONSULTANT FEES - MENTAL HLT	100,000.00	0.00	0.00
255-32100-521202	GRANTS MATCH	800,000.00	0.00	0.00
255-32100-523500	TRAVEL	0.00	0.00	3,000.00
255-32100-531140	SUPPLIES & MATERIAL	0.00	0.00	149,508.00
255-32100-531270	ENERGY-GASOLINE/DIESEL	0.00	0.00	6,000.00
255-32100-531750	UNIFORMS	0.00	0.00	4,845.00
255-32100-542200	VEHICLES	0.00	(72.50)	1,202.00
255-32100-542500	EQUIPMENT	0.00	0.00	148,215.00
255-32100-521100	CONSULTANT FEES	0.00	0.00	300,000.00
		900,000.00	366,550.30	822,972.00

Fund: 275 - HOTEL/MOTEL TAX

Revenue		CURRENT BUDGET	YTD ACTIVITY	6/30/26 AMENDMENT
275-00000-314100	HOTEL/MOTEL TAX	424,800.00	526,537.40	530,000.00
		424,800.00	526,537.40	530,000.00
Expense				
275-15100-523310	PUBLIC NOTICES	800.00	0.00	800.00
275-15100-523600	DUES & FEES	2,000.00	0.00	2,000.00
275-15100-531713	PROMOTIONAL SUPPLIES - MAIN STREE	5,000.00	0.00	5,000.00
275-15100-531714	PROMOTIONAL SUPPLIES - ECO DELVP	2,000.00	0.00	2,000.00
275-15100-531717	PROMOTIONAL SUPPLIES - MERLE	2,000.00	0.00	2,000.00
275-15100-531718	ADVERTISEMENT - MERLE	10,000.00	0.00	10,000.00
275-15100-531719	ADVERTISEMENT - TED	3,000.00	0.00	3,000.00
275-15100-531720	CITY QUARTERLY NEWSLETTER	10,000.00	0.00	10,000.00
275-15100-531730	TOURISM	80,000.00	0.00	79,800.00
275-15100-531733	CITY EVENT, MEMORIAL MARCH	0.00	171.96	200.00
275-15100-542500	OTHER - WAYFINDING SIGNAGE	10,000.00	0.00	10,000.00
275-15100-572000	H.C. CHAMBER 2% / 3.5% 8/1/2015	300,000.00	181,164.77	300,000.00
		424,800.00	181,336.73	424,800.00

Fund: 291 - TAD (Tax Allocation District) Fund

Revenue		CURRENT BUDGET	YTD ACTIVITY	6/30/26 AMENDMENT
291-00000-318000	TAD REVENUE	0.00	59,610.86	0.00
		0.00	59,610.86	0.00

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Fund: 320 - SPLOST V FUND

Revenue		CURRENT BUDGET	YTD ACTIVITY	6/30/26 AMENDMENT
320-00000-337500	SPLOST V	1,000,000.00	0.00	1,000,000.00
		1,000,000.00	0.00	1,000,000.00
Expense				
320-43300-541108	WTP CAPACITY REVIEW	28,907.27	0.00	28,907.27
320-43300-541406	WILLOW SPRINGS SEWER PROJECT	0.00	18,600.00	18,600.00
320-43300-541483	WWTP IMPROVEMENTS	154,050.00	25,700.00	154,050.00
320-44200-523849	CONTRACT LABOR - WATER INFRASTR	180,900.00	0.00	137,099.15
320-44200-542200	VEHICLES	0.00	43,800.85	43,800.85
320-62200-521220	PROFESSIONAL SERVICES	559,142.73	95,959.73	540,542.73
320-90000-612020	TRANSFER TO/FROM GENERAL FUND	77,000.00	0.00	77,000.00
		1,000,000.00	184,060.58	1,000,000.00

Fund: 321 - SPLOST VI

Revenue		CURRENT BUDGET	YTD ACTIVITY	6/30/26 AMENDMENT
321-00000-337500	SPLOST VI	7,200,000.00	3,215,188.05	7,200,000.00
		7,200,000.00	3,215,188.05	7,200,000.00
Expense				
321-15110-541470	WATER PROJECTS	1,101,000.00	0.00	1,101,000.00
321-15110-542515	STORMWATER PROJECTS	200,000.00	0.00	200,000.00
321-42200-541318	NEW MAINTENANCE SHOP	3,000,000.00	1,451,485.51	3,000,000.00
321-42200-542200	VEHICLES	200,000.00	42,221.00	200,000.00
321-42200-542500	EQUIPMENT	40,017.72	0.00	40,017.72
321-43300-541405	SEWER PROJECT	1,585,769.28	144,635.00	1,514,918.28
321-61900-541300	AMPHITHEATER	673,213.00	0.00	673,213.00
321-75100-541500	WAYFINDING PROGRAM	400,000.00	470,850.83	470,851.00
		7,200,000.00	2,109,192.34	7,200,000.00

Fund: 335 - TSPLOST 1

Revenue		CURRENT BUDGET	YTD ACTIVITY	6/30/26 AMENDMENT
335-00000-337500	TSPLOST 1	13,200,000.00	3,127,982.25	13,200,000.00
		13,200,000.00	3,127,982.25	13,200,000.00
Expense				
335-42200-521200	PROFESSIONAL SERVICES	672,555.00	0.00	659,645.00
335-42200-541404	SIDEWALKS	139,750.00	11,625.00	139,750.00
335-42200-541405	NEIGHBORHOOD PROJECT	1,937,373.00	0.00	1,937,373.00
335-42200-541409	BRIDGE MAINTENANCE	0.00	12,910.00	12,910.00
335-42200-541436	ROADS	2,500,000.00	2,077,547.00	2,500,000.00
335-42200-541447	TRAILS	327,445.00	66,768.42	327,445.00
335-42500-541436	ROADS	7,622,877.00	85,540.00	7,622,877.00
		13,200,000.00	2,254,390.42	13,200,000.00

Fund: 340 - CAPITAL PROJECT GRANT FUND - LCI

Expense		CURRENT BUDGET	YTD ACTIVITY	6/30/26 AMENDMENT
340-15100-523901	BANK CHARGES	0.00	1,187.35	0.00
		0.00	1,187.35	0.00

Fund: 346 - SPLOST III FUND

Expense		CURRENT BUDGET	YTD ACTIVITY	6/30/26 AMENDMENT
346-90000-612004	TRANSFERS SPLOST III/GF	0.00	578.71	
		0.00	578.71	0.00

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Fund: 350 - URBAN REDEVELOPMENT AGENCY

Revenue		CURRENT BUDGET	YTD ACTIVITY	6/30/26 AMENDMENT
350-00000-391100	OPERATING TRANSFERS IN	1,204,766.00	1,074,528.50	1,204,766.00
		1,204,766.00	1,074,528.50	1,204,766.00
Expense				
350-80000-581300	PRINCIPAL-OTHER DEBT	1,039,731.00	930,000.00	1,039,731.00
350-80000-582300	INTEREST-OTHER DEBT	165,035.00	144,528.50	165,035.00
		1,204,766.00	1,074,528.50	1,204,766.00

Fund: 355 - DOWNTOWN DEVELOPMENT AUTHORITY

Revenue		CURRENT BUDGET	YTD ACTIVITY	6/30/26 AMENDMENT
355-00000-389030	MISC REVENUE	336,100.00	1,323.28	336,100.00
		336,100.00	1,323.28	336,100.00
Expense				
355-15100-521201	PROFESSIONAL FEES	1,500.00	0.00	1,500.00
355-15100-521220	LEGAL	12,000.00	0.00	12,000.00
355-15100-523110	LIABILITY INSURANCE	4,000.00	0.00	4,000.00
355-15100-523310	PUBLIC NOTICES	100.00	0.00	100.00
355-15100-523400	PRINTING & BINDING	3,000.00	0.00	3,000.00
355-15100-523500	Travel	2,000.00	0.00	2,000.00
355-15100-523600	DUES AND FEES	1,000.00	0.00	1,000.00
355-15100-523700	Education and Training	3,000.00	0.00	3,000.00
355-15100-531130	OFFICE SUPPLIES	2,500.00	0.00	2,500.00
355-15100-531140	SUPPLIES & MATERIALS	2,000.00	0.00	2,000.00
355-15100-531700	MISCELLANEOUS EXPENSE	15,000.00	0.00	15,000.00
355-15100-531703	HOSPITALITY	10,000.00	3.98	10,000.00
355-15100-541101	FACADE GRANT	30,000.00	0.00	30,000.00
355-90000-611355	OPERATING TRANS OUT	250,000.00	0.00	250,000.00
		336,100.00	3.98	336,100.00

Fund: 357 - CITYWIDE DEVELOPMENT AUTHORITY

Revenue		CURRENT BUDGET	YTD ACTIVITY	6/30/26 AMENDMENT
357-00000-389030	MISC REVENUE	120,832.00	0.00	120,832.00
357-00000-391100	OPERATING TRANSFERS IN	0.00	68,332.00	0.00
		120,832.00	68,332.00	120,832.00
Expense				
357-15100-521201	PROFESSIONAL FEES	25,000.00	0.00	25,000.00
357-15100-521220	LEGAL	36,000.00	0.00	36,000.00
357-15100-523110	LIABILITY INSURANCE	1,500.00	0.00	1,500.00
357-15100-523310	PUBLIC NOTICES	150.00	0.00	150.00
357-15100-523400	PRINTING & BINDING	1,000.00	0.00	1,000.00
357-15100-523500	TRAVEL	4,500.00	0.00	4,500.00
357-15100-523600	DUES AND FEES	1,500.00	0.00	1,500.00
357-15100-523700	EDUCATION AND TRAINING	4,500.00	0.00	4,500.00
357-15100-523940	POSTAGE	182.00	0.00	182.00
357-15100-531130	OFFICE SUPPLIES	1,500.00	0.00	1,500.00
357-15100-531140	SUPPLIES AND MATERIALS	52,500.00	0.00	52,500.00
357-15100-531700	MISCELLANEOUS EXPENSE	1,000.00	0.00	1,000.00
357-15100-531703	HOSPITALITY	2,500.00	3.98	2,500.00
357-15100-541101	FACADE GRANT	25,000.00	0.00	25,000.00
357-90000-611275	TRANSFER TO/FROM GF	16,500.00	0.00	16,500.00
		173,332.00	3.98	173,332.00

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Fund: 360 - PUBLIC FACILITIES AUTHORITY PROJECT FUND

Revenue		CURRENT BUDGET	YTD ACTIVITY	6/30/26 AMENDMENT
360-00000-391100	OPERATING TRANSFERS IN	1,000,000.00	1,436,363.75	1,000,000.00
360-00000-393205	BOND CAPITALIZED INTEREST - PFA	60.00	0.00	60.00
		1,000,060.00	1,436,363.75	1,000,060.00
Expense				
360-15100-523901	BANK CHARGES	60.00	1,725.09	60.00
360-80000-581300	PRINCIPAL-OTHER DEBT	773,676.00	1,295,000.00	773,676.00
360-80000-582300	INTEREST EXPENSE - OTHER DEBT	226,324.00	141,363.75	226,324.00
		1,000,060.00	1,438,088.84	1,000,060.00

Fund: 375 - IMPACT FEE FUND

Revenue		CURRENT BUDGET	YTD ACTIVITY	6/30/26 AMENDMENT
375-00000-341323	IMPACT FEES - PARKS AND RECREATIO	0.00	226,998.14	0.00
375-00000-341325	IMPACT FEES - ROADS	0.00	233,670.10	0.00
375-00000-341326	IMPACT FEES - ADMINISTRATIVE	0.00	13,563.34	0.00
		0.00	474,231.58	0.00

Fund: 495 - CEMETERY FUND

Revenue		CURRENT BUDGET	YTD ACTIVITY	6/30/26 AMENDMENT
495-00000-361000	INTEREST REVENUES	20,000.00	0.00	18,800.00
495-00000-389030	CEMETERY USE FEE	0.00	1,200.00	1,200.00
		20,000.00	1,200.00	20,000.00
Expense				
495-15650-522220	MAINTENANCE & CLEANING	13,000.00	104.30	13,000.00
495-15650-531600	SMALL EQUIPMENT - NON-CAPITAL	1,600.00	0.00	1,600.00
495-15650-531700	MISC EXPENSE	400.00	0.00	400.00
495-15650-541200	SITE IMPROVEMENTS	5,000.00	0.00	5,000.00
		20,000.00	104.30	20,000.00

Fund: 505 - WATER & SEWER

Revenue		CURRENT BUDGET	YTD ACTIVITY	6/30/26 AMENDMENT
505-00000-391100	OPERATING - TRANSFERS IN	194,472.00	0.00	194,472.00
505-43300-344230	SEWER RESIDENTIAL	947,500.00	264,578.42	947,500.00
505-43300-344231	SEWER HC LEXINGTON SQUARE	40,000.00	26,769.71	40,000.00
505-43300-344232	SEWER COLLECTION FEE HC	4,500.00	1,716.12	4,500.00
505-43300-344233	SEWER APTS/MOBILE HOMES	561,000.00	253,543.55	561,000.00
505-43300-344234	SEWER HC B OF ED,3 CONYER	25,000.00	14,934.41	25,000.00
505-43300-344235	SEWER COMMERCIAL	315,000.00	125,232.20	315,000.00
505-43300-344236	SEWER BASE RESIDENTIAL	180,000.00	120,678.48	180,000.00
505-43300-344237	SEWER BASE COMMERCIAL	25,000.00	57,160.48	25,000.00
505-43300-344239	WILDWIND SEWER	3,500.00	1,090.91	3,500.00
505-43300-344240	SEWER CONNECT	86,000.00	87,000.00	86,000.00
505-43300-344299	SEWER IMPACT FEES	135,000.00	116,000.00	135,000.00
505-44200-344210	WATER RESIDENTIAL	729,660.00	470,838.65	729,660.00
505-44200-344211	WATER APTS./MH	575,000.00	326,711.66	575,000.00
505-44200-344212	WATER IRRIGATION	200,000.00	49,020.95	200,000.00
505-44200-344215	WATER COMMERCIAL	471,000.00	270,731.62	471,000.00
505-44200-344216	WATER BASE RESIDENTIAL	175,000.00	173,577.27	175,000.00
505-44200-344217	WATER BASE COMMERCIAL	130,000.00	91,282.01	130,000.00
505-44200-344220	WATER CONNECT	20,000.00	79,500.00	20,000.00
505-44200-344221	WATER 2ND FIRELINE METERS	2,100.00	859.50	2,100.00
505-44200-344290	LATE FEES	50,000.00	47,682.74	50,000.00
505-44200-344295	RECONNECT FEE	5,000.00	1,550.00	5,000.00
505-44200-344299	WATER IMPACT FEES	55,000.00	138,000.00	193,000.00
505-44200-361000	INTEREST REVENUES	194,472.00	0.00	56,472.00
505-44200-389040	FROM RESERVES	48,500.00	0.00	48,500.00
		5,172,704.00	2,718,458.68	5,172,704.00

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Expense				
505-43300-511100	REGULAR EMPL. SALARIES	618,000.00	249,992.12	618,000.00
505-43300-511300	OVERTIME	55,000.00	21,198.86	55,000.00
505-43300-512100	GRP INSRNC MEDICAL/DENTAL	266,000.00	98,808.20	265,600.00
505-43300-512110	GROUP INSURANCE LIFE	3,000.00	3,359.30	3,400.00
505-43300-512111	GROUP INSURANCE VISION	1,000.00	443.04	1,000.00
505-43300-512200	MEDICARE 1.45%	8,000.00	3,843.16	8,000.00
505-43300-512401	RETIREMENT CONTRIBUTIONS	72,500.00	50,124.00	72,500.00
505-43300-512850	HRA REIMBURSEMENT	8,000.00	0.00	8,000.00
505-43300-521201	PROFESSIONAL	15,000.00	0.00	15,000.00
505-43300-521230	ENGINEERING FEES	35,000.00	0.00	35,000.00
505-43300-521341	TESTING - ANALYTICAL COST	25,000.00	2,213.00	25,000.00
505-43300-522200	REPAIRS & MAINTENANCE	6,700.00	1,380.50	6,700.00
505-43300-522210	MAINTENANCE AGREEMENTS	20,000.00	4,789.33	20,000.00
505-43300-522220	MAINTENANCE & CLEANING	4,000.00	0.00	4,000.00
505-43300-522229	EQUIPMENT REPAIRS - PLANT	75,000.00	29,623.43	75,000.00
505-43300-522231	EQPMNT REPAIR PUMP STATIO	50,000.00	10,238.64	50,000.00
505-43300-522232	REPAIR, WWTP PLANT	75,000.00	13,783.76	75,000.00
505-43300-522234	PUMP STATION ROADS REPAIR	2,500.00	0.00	2,500.00
505-43300-522235	VACCUM CLEAN SEWER LINES	18,650.00	6,395.50	18,650.00
505-43300-522240	STREET REPAIRS/MAINTENANC	69,650.00	15,300.00	69,650.00
505-43300-522250	AUTO & TRUCK REPAIR	40,000.00	19,780.30	40,000.00
505-43300-522255	DAMAGE TO PROPERTY	5,000.00	0.00	5,000.00
505-43300-522320	RENTAL OF EQUIP & VEHICLE	3,000.00	0.00	3,000.00
505-43300-523310	PUBLIC NOTICES	5,000.00	0.00	5,000.00
505-43300-523400	PRINTING & BINDING	9,300.00	2,848.79	9,300.00
505-43300-523500	TRAVEL	7,500.00	1,286.00	7,500.00
505-43300-523600	DUES & FEES	4,000.00	278.80	4,000.00
505-43300-523700	EDUCATION & TRAINING	12,000.00	1,855.00	12,000.00
505-43300-523849	CONTRACT LABOR	5,000.00	0.00	5,000.00
505-43300-523905	COLL. FEE HENRY COUNTY	10,000.00	4,170.42	10,000.00
505-43300-523930	DRUG TESTING, VACCINES	1,000.00	0.00	1,000.00
505-43300-523940	POSTAGE	27,600.00	4,294.83	27,600.00
505-43300-523990	LANDFILL FEES	65,000.00	27,859.56	65,000.00
505-43300-531130	OFFICE SUPPLIES	2,500.00	415.20	2,500.00
505-43300-531140	SUPPLIES & MATERIALS	45,000.00	5,936.60	45,000.00
505-43300-531142	HAND TOOLS & SMALL EQUIP.	15,000.00	1,442.69	15,000.00
505-43300-531214	ENERGY - NATURAL GAS	2,000.00	150.20	2,000.00
505-43300-531221	SNAPPING SHOALS EMC	6,000.00	5,565.69	6,000.00
505-43300-531223	GA POWER LIFT STATIONS	60,000.00	18,779.18	60,000.00
505-43300-531229	GA POWER - WWTP	226,200.00	112,102.80	226,200.00
505-43300-531270	ENERGY-GASOLINE/DIESEL	25,000.00	7,738.95	25,000.00
505-43300-531510	PUMP STATION WATER PURCHASES	0.00	100.29	150.00
505-43300-531700	MISC EXPENSE	40,000.00	956.09	39,850.00
505-43300-531703	LAB SUPPLIES/OTHER	25,000.00	7,106.41	25,000.00
505-43300-531706	CHEMICALS	105,000.00	35,728.54	105,000.00
505-43300-531720	SIGNS	2,000.00	0.00	2,000.00
505-43300-531740	TIRE EXPENSE	6,000.00	5,506.51	6,000.00
505-43300-531750	UNIFORMS	10,000.00	3,195.59	10,000.00
505-43300-541462	S2180730 WWTP FCLTY IMP	50,000.00	0.00	50,000.00
505-43300-541477	WALTER WAY LIFT STATION	0.00	59,093.19	0.00
505-43300-542400	COMPUTER SOFTWARE	8,500.00	7,116.18	8,500.00
505-43300-542517	WATERSHED MONITORING I&II	25,000.00	0.00	25,000.00
505-43300-573105	CONSENT ORDER - FINE	15,000.00	0.00	15,000.00
505-43300-573110	BAD DEBT EXP. W/S	15,000.00	(62.17)	15,000.00
505-43300-611103	TRANSFER TO/FROM GEN.FUND	0.00	58,000.00	0.00
505-44200-511100	REGULAR EMPL. SALARIES	506,000.00	272,758.22	506,000.00
505-44200-511300	OVERTIME	45,000.00	25,702.92	45,000.00
505-44200-512100	GRP INSRNC MEDICAL/DENTAL	230,000.00	68,677.93	230,000.00
505-44200-512110	GROUP INSURANCE LIFE	2,000.00	2,835.24	2,000.00
505-44200-512111	GROUP INSURANCE VISION	1,000.00	369.62	1,000.00

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505-44200-512200	MEDICARE 1.45%	5,000.00	4,300.90	5,000.00
505-44200-512401	RETIREMENT CONTRIBUTIONS	50,000.00	34,568.28	50,000.00
505-44200-512850	HRA REIMBURSEMENT	5,000.00	0.00	5,000.00
505-44200-521201	PROFESSIONAL	2,000.00	0.00	2,000.00
505-44200-521230	ENGINEERING FEES	20,000.00	0.00	20,000.00
505-44200-521305	WATER TEST	12,804.00	4,268.00	12,804.00
505-44200-522210	MAINTENANCE AGREEMENTS	147,803.00	84,213.87	147,803.00
505-44200-522220	MAINTENANCE & CLEANING	1,000.00	500.00	1,000.00
505-44200-522231	EQPMNT REPAIR PUMP STATIO	30,000.00	16,180.79	30,000.00
505-44200-522240	STREET REPAIRS/MAINTENANC	65,000.00	23,489.50	65,000.00
505-44200-522250	AUTO & TRUCK REPAIR	7,500.00	1,420.89	7,500.00
505-44200-522255	DAMAGE TO PROPERTY	1,500.00	0.00	1,500.00
505-44200-522320	RENTAL OF EQUIP & VEHICLE	5,000.00	0.00	5,000.00
505-44200-523110	LIABILITY INSURANCE	67,196.00	0.00	67,196.00
505-44200-523245	CBEYOND COMMUNICATIONS	8,000.00	0.00	8,000.00
505-44200-523250	USA MOBILITY 770 201 0149	3,000.00	913.18	3,000.00
505-44200-523310	PUBLIC NOTICES	2,500.00	0.00	2,500.00
505-44200-523400	PRINTING & BINDING	7,300.00	2,644.51	7,300.00
505-44200-523500	TRAVEL	4,200.00	0.00	4,200.00
505-44200-523600	DUES & FEES	1,500.00	122.40	1,500.00
505-44200-523700	EDUCATION & TRAINING	10,000.00	1,632.00	10,000.00
505-44200-523840	COLLECTION AGENCY SRVICES	2,000.00	60.89	2,000.00
505-44200-523940	POSTAGE	22,600.00	4,413.22	22,600.00
505-44200-531130	OFFICE SUPPLIES	2,500.00	421.22	2,500.00
505-44200-531140	SUPPLIES & MATERIALS	110,000.00	46,655.09	110,000.00
505-44200-531142	HAND TOOLS & SMALL EQUIP.	20,000.00	1,312.00	20,000.00
505-44200-531221	SNAPPING SHOALS EMC	40,000.00	18,139.99	40,000.00
505-44200-531229	GA POWER - WTP	17,197.00	1,302.89	17,197.00
505-44200-531270	ENERGY-GASOLINE/DIESEL	25,000.00	16,023.45	25,000.00
505-44200-531510	INV PCH FOR RSALE-WATER	812,060.00	523,450.66	812,060.00
505-44200-531703	LAB SUPPLIES/OTHER	5,500.00	805.72	5,500.00
505-44200-531706	CHEMICALS	12,500.00	1,447.00	12,500.00
505-44200-531740	TIRE EXPENSE	3,500.00	981.08	3,500.00
505-44200-531750	UNIFORMS	10,000.00	2,211.58	10,000.00
505-44200-542500	EQUIPMENT	55,000.00	0.00	55,000.00
505-44200-561000	DEPRECIATION	100,000.00	(214,894.68)	100,000.00
505-80000-581300	PRINCIPAL-OTHER DEBT	105,472.00	0.00	105,472.00
505-80000-582300	INTEREST-OTHER DEBT	25,000.00	0.00	25,000.00
505-90000-611103	TRANSFER TO GEN.FUND	64,000.00	0.00	64,000.00
		4,978,232.00	1,849,666.84	4,978,232.00

Fund: 510 - STORMWATER

Revenue		CURRENT BUDGET	YTD ACTIVITY	6/30/26 AMENDMENT
510-00000-319900	PENALTY/INTEREST STRMWTR	1,500.00	3,683.26	1,500.00
510-00000-349700	STORMWATER FEES	912,000.00	2,248.44	912,000.00
510-00000-349800	STORMWATER FEES PRIOR YRS	160,700.00	74,291.16	160,700.00
510-00000-389040	FROM RESERVES	69,600.00	0.00	69,600.00
		1,143,800.00	80,222.86	1,143,800.00

CITY OF STOCKBRIDGE
BUDGET AMENDMENT
JUNE 30, 2026

Expense				
510-42500-511100	REGULAR EMPL. SALARIES	400,000.00	184,469.73	400,000.00
510-42500-511300	OVERTIME	5,500.00	2,683.03	5,500.00
510-42500-512100	GRP INSRNC MEDICAL/DENTAL	83,000.00	53,390.63	83,000.00
510-42500-512110	GROUP INSURANCE LIFE	2,000.00	1,813.47	2,000.00
510-42500-512111	GROUP INSURANCE VISION	1,000.00	338.48	1,000.00
510-42500-512200	MEDICARE 1.45%	6,000.00	2,673.67	6,000.00
510-42500-512400	PENSION	65,000.00	44,938.80	65,000.00
510-42500-512850	HRA REIMBURSEMENT	8,000.00	0.00	8,000.00
510-42500-521201	PROFESSIONAL FEES	15,000.00	2,758.98	15,000.00
510-42500-521230	ENGINEERING FEES	35,593.00	6,915.00	35,593.00
510-42500-522230	EQUIPMENT REPAIRS	15,000.00	5,683.80	15,000.00
510-42500-522240	STREET REPAIRS/MAINTENANC	5,500.00	0.00	5,500.00
510-42500-522250	AUTO & TRUCK REPAIR	10,000.00	2,250.84	10,000.00
510-42500-523304	PERMITS/ANNUAL REPORT	15,000.00	0.00	15,000.00
510-42500-523310	PUBLIC NOTICES	5,000.00	0.00	5,000.00
510-42500-523400	PRINTING & BINDING	5,000.00	0.00	5,000.00
510-42500-523500	TRAVEL	7,000.00	1,573.82	7,000.00
510-42500-523600	DUES & FEES	1,000.00	118.80	1,000.00
510-42500-523700	EDUCATION & TRAINING	7,000.00	907.00	7,000.00
510-42500-523852	NOI IMPLEMENTATION	4,000.00	0.00	4,000.00
510-42500-523905	COLL. FEE HENRY COUNTY	0.00	614.58	615.00
510-42500-523990	LANDFILL FEES	15,000.00	3,342.00	15,000.00
510-42500-531130	OFFICE SUPPLIES	1,500.00	506.90	1,500.00
510-42500-531140	SUPPLIES & MATERIALS	7,500.00	3,589.74	7,500.00
510-42500-531142	HAND TOOLS & SMALL EQUIP.	3,500.00	355.24	3,500.00
510-42500-531270	ENERGY-GASOLINE/DIESEL	17,000.00	12,452.70	17,000.00
510-42500-531700	MISCELLANEOUS EXPENSE	3,500.00	939.89	3,500.00
510-42500-531740	TIRE EXPENSE	4,000.00	169.50	4,000.00
510-42500-531750	UNIFORMS	6,000.00	2,724.17	6,000.00
510-42500-542500	EQUIPMENT	359,407.00	5,707.00	358,792.00
510-42500-542515	STORMWATER REPAIR	300,000.00	102,525.00	300,000.00
510-42500-542518	WATERSHED ASSES. PHASE II	0.00	0.00	0.00
510-42500-561000	DEPRECIATION	65,000.00	21,853.02	65,000.00
		1,478,000.00	465,295.79	1,478,000.00

Fund: 540 - SANITATION SOLID WASTE COLLECTION

Revenue		CURRENT BUDGET	YTD ACTIVITY	6/30/26 AMENDMENT
540-00000-319901	PENALTY/INTEREST SANI	1,000.00	3,823.47	1,000.00
540-00000-344110	SAN-REVENUE	2,777,500.00	92,829.60	2,777,500.00
540-00000-344130	SAN-RECYCLED MAT REVENUE	1,500.00	0.00	1,500.00
540-00000-349801	SANI-PRIOR YEARS REVENUE	4,406.00	11,384.50	4,406.00
540-00000-381000	RENTS & ROYALTIES	115,000.00	56,444.35	115,000.00
540-00000-389040	FROM RESERVES	237,458.00	0.00	237,458.00
		3,136,864.00	164,481.92	3,136,864.00

CITY OF STOCKBRIDGE
BUDGET AMENDMENT
JUNE 30, 2026

Expense				
540-45200-511100	REGULAR EMPL. SALARIES	53,764.00	26,296.00	53,764.00
540-45200-511300	OVERTIME	5,000.00	0.00	5,000.00
540-45200-512100	GRP INSRNC MEDICAL/DENTAL	45,000.00	18,735.34	45,000.00
540-45200-512110	GROUP INSURANCE LIFE	1,000.00	609.59	1,000.00
540-45200-512111	GROUP INSURANCE VISION	1,000.00	111.54	1,000.00
540-45200-512200	MEDICARE 1.45%	800.00	364.54	800.00
540-45200-512401	RETIREMENT CONTRIBUTIONS	10,800.00	7,466.76	10,800.00
540-45200-512850	HRA REIMBURSEMENT	2,000.00	0.00	2,000.00
540-45200-521230	ENGINEERING FEES	6,000.00	3,660.00	6,000.00
540-45200-522250	AUTO & TRUCK REPAIR	6,000.00	0.00	6,000.00
540-45200-522252	DAMAGE TO CITIZEN ITEMS	1,000.00	0.00	1,000.00
540-45200-522254	SANITATION DISCOUNT	10,000.00	8,514.00	10,000.00
540-45200-523310	PUBLIC NOTICES	1,000.00	0.00	1,000.00
540-45200-523400	PRINTING & BINDING	5,000.00	0.00	5,000.00
540-45200-523700	EDUCATION & TRAINING	3,000.00	0.00	3,000.00
540-45200-523940	POSTAGE	15,000.00	0.00	15,000.00
540-45200-523990	LANDFILL FEES	1,190,000.00	291,293.60	1,190,000.00
540-45200-523991	Sanitation Collections Outsourcing	1,700,000.00	667,149.17	1,700,000.00
540-45200-524000	SWMP COST JT. HC AND CITY	45,000.00	1,451.24	45,000.00
540-45200-531130	OFFICE SUPPLIES	500.00	0.00	500.00
540-45200-531140	SUPPLIES & MATERIALS	3,000.00	0.00	3,000.00
540-45200-531270	ENERGY-GASOLINE/DIESEL	4,000.00	3,049.73	4,000.00
540-45200-531740	TIRE EXPENSE	3,000.00	0.00	3,000.00
540-45200-561000	DEPRECIATION	25,000.00	(0.08)	25,000.00
		3,136,864.00	1,028,701.43	3,136,864.00

Fund: 555 - MERLE MANDERS CONFERENCE CENTER

Revenue		CURRENT BUDGET	YTD ACTIVITY	6/30/26 AMENDMENT
555-00000-381000	RENTS & ROYALTIES	113,834.00	84,977.50	113,834.00
555-00000-381201	EQUIPMENT RENTAL	3,000.00	0.00	3,000.00
555-00000-381205	TABLE RENTALS	200.00	0.00	200.00
555-00000-381215	AUDIO EQUIPMENT RENTAL	600.00	200.00	600.00
555-00000-381220	PODIUM RENTAL	300.00	100.00	300.00
555-00000-381225	PROJECTOR RENTAL	500.00	750.00	500.00
555-00000-381230	PROJECTION SCREEN RENTAL	100.00	200.00	100.00
555-00000-381305	STAGE RENTAL	500.00	2,750.00	500.00
555-00000-389002	DAMAGE FEES	500.00	0.00	500.00
555-00000-389007	CANCELLATION FEE	0.00	550.00	0.00
555-00000-389018	CLIENT EVENT ATTENDANT	7,000.00	4,950.00	7,000.00
555-00000-391100	OPERATING TRANSFERS IN	160,000.00	0.00	160,000.00
		286,534.00	94,477.50	286,534.00

CITY OF STOCKBRIDGE
BUDGET AMENDMENT
JUNE 30, 2026

Expense				
555-15650-511100	REGULAR EMPL. SALARIES	0.00	3,360.36	0.00
555-15650-511300	OVERTIME	0.00	786.96	0.00
555-15650-512100	GRP INSRNC MEDICAL/DENTAL	0.00	86.00	0.00
555-15650-512200	MEDICARE 1.45%	0.00	52.52	0.00
555-15650-512850	HRA REIMBURSEMENT	6,000.00	0.00	6,000.00
555-15650-521201	PROFESSIONAL FEES	1,550.00	0.00	1,550.00
555-15650-522200	REPAIRS & MAINTENANCE	3,500.00	337.91	3,500.00
555-15650-522210	MAINTENANCE AGREEMENTS	500.00	0.00	500.00
555-15650-522320	RENTAL OF EQUIP & VEHICLE	3,000.00	2,611.20	3,000.00
555-15650-523300	Advertising	7,000.00	1,500.00	7,000.00
555-15650-523400	PRINTING & BINDING	3,500.00	2,418.23	3,500.00
555-15650-523500	TRAVEL	3,000.00	1,269.00	3,000.00
555-15650-523600	DUES & FEES	1,200.00	16.99	1,200.00
555-15650-523700	EDUCATION & TRAINING	3,500.00	0.00	3,500.00
555-15650-523850	Personnel Services	15,000.00	2,828.25	15,000.00
555-15650-523851	CLIENT EVENT ATTENDANT	2,000.00	0.00	2,000.00
555-15650-523902	MERCHANT FEES CREDIT CARD	2,550.00	0.00	2,550.00
555-15650-523933	LINEN	10,000.00	2,059.75	10,000.00
555-15650-523940	POSTAGE	250.00	0.00	250.00
555-15650-531130	OFFICE SUPPLIES	3,000.00	3,011.71	3,000.00
555-15650-531140	SUPPLIES & MATERIALS	2,000.00	2,561.61	2,000.00
555-15650-531142	HAND TOOLS & SMALL EQUIP.	5,000.00	0.00	5,000.00
555-15650-531213	NATURAL GAS	5,300.00	3,929.30	5,300.00
555-15650-531232	GEORGIA POWER	25,000.00	14,914.32	25,000.00
555-15650-531271	FUEL	4,000.00	2,712.76	4,000.00
555-15650-531708	FOOD AND BEVERAGE	500.00	643.26	500.00
555-15650-531710	CHRISTMAS DECORATIONS	5,000.00	564.97	5,000.00
555-15650-531720	SIGNS	1,500.00	645.54	1,500.00
555-15650-531740	TIRE EXPENSE	750.00	749.52	750.00
555-15650-531750	UNIFORMS	1,300.00	978.07	1,300.00
555-15650-542200	VEHICLES	29,000.00	28,728.00	29,000.00
555-15650-542300	FURNITURE & FIXTURES	5,000.00	0.00	5,000.00
555-15650-542500	EQUIPMENT	2,250.00	0.00	2,250.00
555-15650-542502	MISCELLANEOUS	34,250.00	1,656.26	34,250.00
555-15650-561000	DEPRECIATION	0.00	(18,131.02)	0.00
		186,400.00	60,291.47	186,400.00

Fund: 560 - TED STRICKLAND COMMUNITY CENTER

Revenue		CURRENT BUDGET	YTD ACTIVITY	6/30/26 AMENDMENT
560-00000-391100	OPERATING TRANSFERS IN	0.00	4,150.15	0.00

CITY OF STOCKBRIDGE

BUDGET AMENDMENT

JUNE 30, 2026

0.00

4,150.15

0.00

Fund: 565 - AMPHITHEATER COMPLEX

Revenue		CURRENT BUDGET	YTD ACTIVITY	6/30/26 AMENDMENT
565-00000-347300	TICKET SALES	2,000,000.00	913,645.49	2,000,000.00
565-00000-347305	CONCESSION SALES	45,000.00	36,015.76	45,000.00
565-00000-347306	PARKING	0.00	28,447.66	29,000.00
565-00000-381000	RENTS & ROYALTIES	840,000.00	7,878.20	765,337.00
565-00000-389030	MISCELLANEOUS	0.00	6,162.53	6,163.00
565-00000-389045	SPONSORSHIPS	115,000.00	154,500.00	154,500.00
		3,000,000.00	1,146,649.64	3,000,000.00
Expense				
565-61800-521100	CONSULTANT FEES	120,000.00	21,570.00	120,000.00
565-61800-521201	PROFESSIONAL FEES	150,000.00	137,754.83	150,000.00
565-61800-521204	ENTERTAINMENT/TALENT FEE	1,400,000.00	1,370,000.00	1,400,000.00
565-61800-521205	PRODUCTION SERVICES	485,500.00	291,409.83	485,500.00
565-61800-521206	SECURITY	30,000.00	27,421.85	30,000.00
565-61800-521207	USHER/BOX OFFICE	35,000.00	20,139.97	35,000.00
565-61800-521300	TECHNICAL SERVICES	2,000.00	746.17	2,000.00
565-61800-521310	SOFTWARE	5,000.00	5,378.00	5,000.00
565-61800-522210	MAINTENANCE AGREEMENTS	10,000.00	6,385.00	10,000.00
565-61800-522219	LANDSCAPING	55,665.00	42,126.00	55,665.00
565-61800-522220	MAINTENANCE & CLEANING	30,000.00	23,464.98	30,000.00
565-61800-522230	EQUIPMENT REPAIRS	10,000.00	8,590.85	10,000.00
565-61800-522320	RENTAL OF EQUIP & VEHICLE	54,335.00	0.00	54,335.00
565-61800-523240	AT&T CLUB SERVICE	0.00	3,589.96	0.00
565-61800-523300	ADVERTISING	114,500.00	55,826.32	114,500.00
565-61800-531140	SUPPLIES & MATERIALS	40,000.00	25,317.27	40,000.00
565-61800-531211	NATURAL GAS	1,000.00	174.14	1,000.00
565-61800-531222	GA POWER ELECTRICITY	85,000.00	37,805.20	85,000.00
565-61800-531233	STREET LIGHTS, OUTSIDE	10,000.00	0.00	10,000.00
565-61800-531700	MISCELLANEOUS	0.00	2,750.82	0.00
565-61800-541300	BUILDING IMPROVEMENTS	90,000.00	37,080.00	90,000.00
565-61800-542300	FURNITURE & FIXTURES	20,000.00	7,068.13	20,000.00
565-61800-542500	EQUIPMENT	252,000.00	203,389.77	252,000.00
		3,000,000.00	2,327,989.09	3,000,000.00

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ORDINANCE NO. x_____

A RESOLUTION FOR BUDGET AMENDMENT 2026-02 AMENDING THE CITY OF STOCKBRIDGE BUDGET FOR FISCAL YEAR 2026; AS REQUIRED TO KEEP BUDGET IN BALANCE BY MAKING ADJUSTMENTS TO ESTIMATED REVENUES AND EXPENDITURES THEREOF; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

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

WHEREAS, the City adopted its operating budget for fiscal year 2026 ("FY2026") in December of 2025; and,

WHEREAS, Section 6.27 (b) of the City Charter provides that the City Council by majority vote may make changes in the appropriations contained in the current operating budget at any regular meeting or special or emergency meeting called for such purposes; and,

WHEREAS, the City Treasurer has presented a proposal for Budget Amendment 2026-02, a resolution to amend the FY2026 Operating Budgets in the amount of \$105,200.00 as presented to Council attached and incorporated as **Exhibit A**; and,

WHEREAS, the proposal has been reviewed and approved by Council and Mayor;

THEREFORE, IT IS NOW HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF STOCKBRIDGE, GEORGIA AS FOLLOWS:

SECTION 1. Adoption by Budget Amendment 2026-03. Council approved an amendment to the City FY2026 Operating Budget in the amount of \$105,200.00 as presented to Council attached and incorporated as **Exhibit A**.

SECTION 2. Public Record. This document shall be maintained as a public record by the City Clerk and shall be accessible to the public during all normal business hours of the City of Stockbridge.

SECTION 3. City Attorney Authority. Pursuant to the City's charter and with explicit consent of the City Counsel, 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 4. Attestation. The City Clerk is authorized to execute, attest to, and seal any documents which may be necessary to effectuate this ordinance, subject to approval as to form by the City Attorney.

SECTION 5. Severability. To the extent any portion of this Ordinance is declared to be invalid, unenforceable, or non-binding, that shall not affect the remaining portions of this Ordinance.

SECTION 5. Repeal of Conflicting Provisions. Except as otherwise provided herein, all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 6. Effective Date. This ordinance shall become effective immediately upon its adoption by the Mayor and City Council of the City of Stockbridge as provided in the City Charter.

SO ORDAINED this 28th day of July 2026.

, Mayor

ATTEST:

(SEAL), City Clerk

APPROVED AS TO FORM:

A handwritten signature in blue ink, appearing to read 'Q. Washington', is written over a light blue rectangular background.

QUINTON G. WASHINGTON, City Attorney

CITY OF STOCKBRIDGE



FY2026 BUDGET AMENDMNT # 2 JULY 28, 2026

FRANK S. MILAZI, CPFA, CPFIM, CPM
CITY TREASURER/CFO



CITY OF STOCKBRIDGE



JUNE 30, 2026 BUDGET AMENDMENT # 2

GENERAL FUND CURRENT BUDGET		GENERAL FUND AMENDED BUDGET	
REVENUES	37,880,690.00	REVENUES	\$37,880,690.00
EXPENDITURES		EXPENDITURES	
GOVERNING BODY	779,214.00	GOVERNING BODY	779,214.00
CITY CLERK	560,772.00	CITY CLERK	560,772.00
EXECUTIVE	911,523.00	EXECUTIVE	911,523.00
FINANCE	2,696,405.00	FINANCE	2,696,405.00
NON-DEPARTMENTAL	4,179,428.00	NON-DEPARTMENTAL	4,179,428.00
BUSINESS SERVICES	275,635.00	BUSINESS SERVICES	275,635.00
INFORMATION TECHNOLOGY	1,667,640.00	INFORMATION TECHNOLOGY	1,667,640.00
HUMAN RESOURCES	874,435.00	HUMAN RESOURCES	874,435.00
GOVERNMENT BUILDINGS	1,291,103.00	GOVERNMENT BUILDINGS	1,291,103.00
MUNICIPAL COURT	916,804.00	MUNICIPAL COURT	916,804.00
POLICE ADMINISTRATION	10,182,808.00	POLICE ADMINISTRATION	10,182,808.00
PUBLIC WORKS	4,900,804.00	PUBLIC WORKS	4,900,804.00
CITY EVENTS	1,449,584.00	CITY EVENTS	1,449,584.00
PARKS	255,200.00	PARKS	255,200.00
PERMITTING	921,361.00	PERMITTING	921,361.00
PLANNING AND ZONING	1,103,651.00	PLANNING AND ZONING	1,103,651.00
ECONOMIC DEVELOPMENT	537,646.00	ECONOMIC DEVELOPMENT	537,646.00
MAIN STREET	240,932.00	MAIN STREET	240,932.00
GIS	135,745.00	GIS	135,745.00
OTHER FINANCING	4,000,000.00	OTHER FINANCING	4,000,000.00
	\$37,880,690.00		\$37,880,690.00
		NET AMENDMENT	0.00



CITY OF STOCKBRIDGE



JUNE 30, 2026 BUDGET AMENDMENT # 2

OTHER FUNDS CURRENT BUDGET		OTHER FUNDS AMENDED BUDGET	
REVENUES		REVENUES	
CONFISCATED ASSETS	0.00	CONFISCATED ASSETS	0.00
PROPERTY AND EVIDENCE	0.00	PROPERTY AND EVIDENCE	0.00
REDSPEED	937,000.00	REDSPEED	937,000.00
ARPA	0.00	ARPA	0.00
GRANTS	1,400,000.00	GRANTS	1,400,000.00
HOTEL MOTEL	424,800.00	HOTEL MOTEL	530,000.00
TAD	0.00	TAD	0.00
SPLOST V	1,000,000.00	SPLOST V	1,000,000.00
SPLOST VI	7,200,000.00	SPLOST VI	7,200,000.00
TSPLOST	13,200,000.00	TSPLOST	13,200,000.00
CAPITAL PROJECT GRANT FUND	0.00	CAPITAL PROJECT GRANT FUND	0.00
URBAN REDEVELOPMENT AUTH	1,204,766.00	URBAN REDEVELOPMENT AUTH	1,204,766.00
DOWNTOWN DEV AUTHORITY	336,100.00	DOWNTOWN DEV AUTHORITY	336,100.00
CITYWIDE DEV AUTHORITY	120,832.00	CITYWIDE DEV AUTHORITY	120,832.00
PUBLIC FACILITY AUTHORITY	1,000,060.00	PUBLIC FACILITY AUTHORITY	1,000,060.00
IMPACT FEES	0.00	IMPACT FEES	0.00
CEMETERY	20,000.00	CEMETERY	20,000.00
WATER & SEWER	5,172,704.00	WATER & SEWER	5,172,704.00
STORMWATER	1,143,800.00	STORMWATER	1,143,800.00
SANITATION	3,136,864.00	SANITATION	3,136,864.00
MERLE MANDERS	286,534.00	MERLE MANDERS	286,534.00
TED STRICKLAND CC	0.00	TED STRICKLAND CC	0.00
AMPHITHEATER	3,000,000.00	AMPHITHEATER	3,000,000.00
	\$39,583,460.00		\$39,688,660.00
		NET AMENDMENT	\$105,200.00



CITY OF STOCKBRIDGE



JUNE 30, 2026 BUDGET AMENDMENT # 2

EXPENDITURES		EXPENDITURES	
CONFISCATED ASSETS	0.00	CONFISCATED ASSETS	0.00
PROPERTY AND EVIDENCE	0.00	PROPERTY AND EVIDENCE	0.00
REDSPEED	937,000.00	REDSPEED	937,000.00
ARPA	0.00	ARPA	0.00
GRANTS	900,000.00	GRANTS	900,000.00
HOTEL MOTEL	424,800.00	HOTEL MOTEL	424,800.00
TAD	0.00	TAD	0.00
SPLOST V	1,000,000.00	SPLOST V	1,000,000.00
SPLOST VI	7,200,000.00	SPLOST VI	7,200,000.00
TSPLOST	13,200,000.00	TSPLOST	13,200,000.00
CAPITAL PROJECT GRANT FUND	0.00	CAPITAL PROJECT GRANT FUND	0.00
URBAN REDEVELOPMENT AUTH	1,204,766.00	URBAN REDEVELOPMENT AUTH	1,204,766.00
DOWNTOWN DEV AUTHORITY	336,100.00	DOWNTOWN DEV AUTHORITY	336,100.00
CITYWIDE DEV AUTHORITY	173,332.00	CITYWIDE DEV AUTHORITY	173,332.00
PUBLIC FACILITY AUTHORITY	1,000,060.00	PUBLIC FACILITY AUTHORITY	1,000,060.00
IMPACT FEES	0.00	IMPACT FEES	0.00
CEMETERY	20,000.00	CEMETERY	20,000.00
WATER & SEWER	4,978,232.00	WATER & SEWER	4,978,232.00
STORMWATER	1,478,000.00	STORMWATER	1,478,000.00
SANITATION	3,136,864.00	SANITATION	3,136,864.00
MERLE MANDERS	186,400.00	MERLE MANDERS	186,400.00
AMPHITHEATER	3,000,000.00	AMPHITHEATER	3,000,000.00
	\$39,175,554.00		\$39,175,554.00
		NET AMENDMENT	\$0.00



CITY OF STOCKBRIDGE



BUDGET AMENDMENT # 2 SUMMARY				
FUND DESCRIPTION				AMOUNT
GENERAL FUND				37,880,690.00
REDSPEED				937,000.00
GRANTS				1,400,000.00
HOTEL MOTEL				530,000.00
SPLOST V				1,000,000.00
SPLOST VI				7,200,000.00
TSPLOST 1				13,200,000.00
URBAN REDEVELOPMENT AUTH				1,204,766.00
DOWNTOWN DEV AUTHORITY				336,100.00
CITYWIDE DEV AUTHORITY				68,332.00
PUBLIC FACILITY AUTHORITY				1,000,060.00
IMPACT FEES				0.00
CEMETERY				20,000.00
WATER/SEWER				5,172,704.00
STORMWATER				1,143,800.00
SANITATION				3,136,864.00
MERLE MANDERS				286,534.00
AMPHITHEATER				3,000,000.00
2026 TOTAL CURRENT PROPOSED BUDGET				77,516,850.00
2026 TOTAL AMENDED BUDGET # 1				(77,411,650.00)
TOTAL 2026 BUDGET AMENDMENT #2				105,200.00



STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

ORDINANCE NO. x_____

A RESOLUTION FOR BUDGET AMENDMENT 2026-02 AMENDING THE CITY OF STOCKBRIDGE BUDGET FOR FISCAL YEAR 2026; AS REQUIRED TO KEEP BUDGET IN BALANCE BY MAKING ADJUSTMENTS TO ESTIMATED REVENUES AND EXPENDITURES THEREOF; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

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

WHEREAS, the City adopted its operating budget for fiscal year 2026 ("FY2026") in December of 2025; and,

WHEREAS, Section 6.27 (b) of the City Charter provides that the City Council by majority vote may make changes in the appropriations contained in the current operating budget at any regular meeting or special or emergency meeting called for such purposes; and,

WHEREAS, the City Treasurer has presented a proposal for Budget Amendment 2026-02, a resolution to amend the FY2026 Operating Budgets in the amount of \$105,200.00 as presented to Council attached and incorporated as **Exhibit A**; and,

WHEREAS, the proposal has been reviewed and approved by Council and Mayor;

THEREFORE, IT IS NOW HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF STOCKBRIDGE, GEORGIA AS FOLLOWS:

SECTION 1. Adoption by Budget Amendment 2026-03. Council approved an amendment to the City FY2026 Operating Budget in the amount of \$105,200.00 as presented to Council attached and incorporated as **Exhibit A**.

SECTION 2. Public Record. This document shall be maintained as a public record by the City Clerk and shall be accessible to the public during all normal business hours of the City of Stockbridge.

SECTION 3. City Attorney Authority. Pursuant to the City's charter and with explicit consent of the City Counsel, 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 4. Attestation. The City Clerk is authorized to execute, attest to, and seal any documents which may be necessary to effectuate this ordinance, subject to approval as to form by the City Attorney.

SECTION 5. Severability. To the extent any portion of this Ordinance is declared to be invalid, unenforceable, or non-binding, that shall not affect the remaining portions of this Ordinance.

SECTION 5. Repeal of Conflicting Provisions. Except as otherwise provided herein, all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 6. Effective Date. This ordinance shall become effective immediately upon its adoption by the Mayor and City Council of the City of Stockbridge as provided in the City Charter.

SO ORDAINED this 28th day of July 2026.

, Mayor

ATTEST:

(SEAL), City Clerk

APPROVED AS TO FORM:

A handwritten signature in blue ink, appearing to read 'Q. Washington', is written over a light blue rectangular background.

QUINTON G. WASHINGTON, City Attorney

**PROJECT AGREEMENT
BY AND BETWEEN THE CITY OF STOCKBRIDGE, GEORGIA, AND
THE PATH FOUNDATION, INC., FOR TRAIL DESIGN AND CONSTRUCTION MANAGEMENT**

PROJECT: WALT STEPHENS TRAIL

THIS PROJECT AGREEMENT ("PSA") is made and entered into this _____ day of _____, 2026, by and between the **CITY OF STOCKBRIDGE, GEORGIA** ("City") and **PATH FOUNDATION, INC.** ("PATH").

WITNESSETH:

WHEREAS, the City entered into a Master Agreement with PATH (as at any time modified or amended, the "Master Agreement") to establish the framework within which the City and PATH will proceed to implement specific projects related to the design and management of a trail network within the City; and

WHEREAS, the Master Agreement provides that the parties will work together to determine the terms and conditions for specific projects for the trail network, each to be memorialized in a project agreement (each a "Project Agreement"); and

WHEREAS, the parties have identified the project described in Exhibit A attached hereto ("Project") as a specific project under the Master Agreement and desire to enter into this Agreement to set forth the terms and conditions to govern the Project;

NOW, THEREFORE, in consideration of the mutual promises and benefits hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged, the parties hereto, intending to be legally bound hereby, agree as follows:

1.

DEFINITIONS; PROJECT DESCRIPTION

Terms used but not defined herein shall have the meaning ascribed to them in the Master Agreement. The Project and scope of work are described in Exhibit A attached hereto.

3.

TERM; TERMINATION

Either party may terminate this Agreement with or without cause by providing thirty (30) days written notice to the other party. Upon termination, PATH shall be compensated for all services rendered and costs incurred up to the effective termination date, provided such costs are reasonable and properly documented. The City shall not be liable for any anticipated profits, unperformed services, or other consequential damages beyond the termination date.

This Agreement shall commence on the date hereof and shall continue in effect until the date on which the Project covered by this Agreement has been completed and all obligations of the parties hereunder have been discharged. Subject to any local, state or federal law that may limit its term, this Agreement shall automatically renew upon the same terms and conditions as set forth in this Agreement for four (4) one-year terms unless earlier terminated as provided herein.

Notwithstanding the foregoing, this Agreement shall terminate upon expiration of the term of the Master Agreement (or its earlier termination in accordance with its terms), unless otherwise agreed by the parties in writing.

4.
BUDGET; PAYMENT TERMS

The proposed budget and sources of funding for the design and management of the Project are described in Exhibit B attached hereto. Payment terms for the Project are as described in Exhibit C attached hereto.

5.
DOCUMENTATION AND RECORDS
POINT OF CONTACT

PATH shall provide the City with an updated primary point of contact each year for the duration of this Agreement. This designated individual shall be responsible for coordinating all communications, approvals, and reporting between PATH and the City. PATH shall notify the City in writing of any changes to the designated contact within ten (10) business days of such change.

A. Documentation. PATH will send documentation of the status of the Project in the form and frequency requested by the City Representative. Such documentation shall indicate the progress of specific activities on the Project schedule.

B. Records/Audit. PATH will maintain records and accounts in connection with the performance of this Agreement for a period of three (3) years from the date of completion of the Project. The City Representative shall have the right to examine and copy the records and accounts at all reasonable times, with reasonable advance notification. The City reserves the right to audit such records and accounts at any time during the period commencing on the date of this Agreement and ending 365 days after completion of the Project.

6.
PROJECT SCHEDULE

The preliminary schedule for the Project is described in Exhibit D attached hereto. As adjustments in the Project schedule become necessary, the City and PATH shall cooperate in developing a revision to the Project schedule and amending this Agreement.

7.
SUCCESSORS/ASSIGNS; NO ASSIGNMENT/DELEGATION; NO PERSONAL LIABILITY

This Agreement shall be binding upon, and inure to the benefit of, the parties hereto and their respective successors and assigns; provided, however, that no party shall be authorized to delegate performance of any of its duties hereunder to any other person or entity, nor shall either party assign any of its rights or remedies under this Agreement to any person or entity, which restriction on assignments and delegations shall apply to those occurring by operation of law, as well as by contract, merger, or consolidation. Any assignment or delegation in breach of this Agreement shall be void. Nothing herein shall be construed as creating any personal liability on the part of any elected officials, officers, directors, employees, or agents of the City or PATH, nor shall it be construed as giving any rights or benefits hereunder to anyone other than the parties to this Agreement.

8.
GOVERNING LAW/VENUE

The City shall have the final authority over project approvals, changes, and completion determinations. PATH shall comply with all directives issued by the City regarding project management and execution.

This Agreement shall be governed by and construed and enforced in accordance with the laws of the State of Georgia.

This Agreement shall be deemed to have been made and performed in City of Stockbridge, Georgia. For the purpose of venue, all suits or cause of action arising out of this Agreement shall be brought in the courts of Henry County, Georgia.

9.
AMENDMENTS; NOTICES

This Agreement may be modified or amended by the parties in writing. Written notice by one party to the other shall be sent as provided in the Master Agreement.

10.
ENTIRE AGREEMENT

This Agreement and the Master Agreement constitute the entire agreement between the parties with respect to the subject matter hereof and thereof, and no representation (oral or written) not incorporated herein or therein shall be binding on the parties.

11.
SEVERABILITY

If any provision of this Agreement is determined to be invalid or unenforceable, the remaining provisions of the Agreement shall continue to be valid and enforceable.

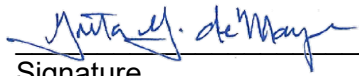
12.
TIME OF ESSENCE

Time is of the essence of this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in three (3) counterparts (each to be considered as an original but all taken together to constitute one and the same agreement) by their authorized representative, on the day and year first written.

PATH FOUNDATION, INC.

(SEAL)

By: 
Signature

Greta G. deMayo
Printed Name

Executive Director
Title

Date: July 8, 2026

ATTEST:


Secretary

[SIGNATURES CONTINUED ON FOLLOWING PAGE]

CITY OF STOCKBRIDGE, GEORGIA

By: _____
Jayden L. Williams, Mayor

Date: _____

ATTEST:

Cassandra Lester, Interim City Clerk

(SEAL)

Approved as to form:

Quinton G. Washington, City Attorney

EXHIBIT A

PROJECT DESCRIPTION/SCOPE OF WORK

The PATH Design Team (PATH) will provide full professional services for surveying, landscape architecture, engineering, permitting, contract administration, and construction management for the 1.1-mile, ten-foot wide, concrete multi-use trail along Walt Stephens Road. The project begins at the SE corner of Walt Stephens Rd and Monarch Village Way, crosses Walt Stephens at the existing traffic signal, continues east as a 10' sidepath with 5' to 10' landscape buffer, crosses I-75 via existing road bridge, turns into a private property to tie into the programmed trail by the proposed development on Flippen Road.



Figure 1 – Walt Stephens Trail Scope Map

TASK 1 – Survey Services:

1a. Topographic/Utility Survey

Upon Notice to Proceed, PATH will coordinate with owner and property stakeholders to send out notification via letters. The project surveyor will conduct a topographic/utility survey of the project areas. The surveying services will be performed to meet the standards for surveying trail corridors. Specific scope of services includes:

- Boundary line verification – research, locate property monumentation, and perform property analysis of approximately forty-one (41) parcels of land for subject project corridor, including research of right-of-way plans.
- topography (2' contours) within the trail alignment locating substantial visible improvements
- stormwater structures top and inverts
- locate visible or marked utilities
- locate trees 10" in diameter and larger within survey corridor.
- streets, sidewalks, and intersections
- existing cut-ins for driveways

- buildings including accessory buildings, small structures
- retaining walls, privacy and security fences
- all site elements
- for the scope area crossing Interstate 75, the project survey will locate the improvements along the top of bridge only, and will not collect field data below the bridge.
- coordination and checking
- underground utility designating (SUE Level B)

1b. Easement Plats and Legal Descriptions

Upon acceptance of the Design Development document (60%) and the easement graphics, the project surveyor will prepare easement plats and legal descriptions for acquiring necessary permanent easements and temporary construction easements. One (1) temporary easement and one (1) permanent easement plat and legal description are anticipated for the parcel below:

Map Key #	Address	Parcel ID	Owner
1	4251 Walt Stephens Rd	031-02007002	MENG TRUST

Task 1 Deliverables:

- AutoCAD/Civil 3D File
- Stamped survey file in pdf format
- Two (2) legal descriptions with exhibit maps (PDF)

TASK 2 – 30% Schematic Design:

Project Kick-off: Upon receiving the project survey, PATH will conduct a virtual project kickoff meeting with PATH's Design Team and City of Stockbridge to review project scope and schedules, discuss important deliverables and design milestones, and address any project concerns.

Recurring Project Meetings: PATH will meet monthly with PATH's Design Team and City of Stockbridge as needed during an anticipated 13-month design duration.

Property Stakeholders Coordination: PATH will coordinate with the City PM to conduct several meetings at design milestones with the private property stakeholder to ensure clear communication of the proposed design. Meetings will be held virtually at the end of schematic design (30% CDs) to collect property stakeholders' feedback, and at the end of design development (60% CDs) for their agreement to the required easement acquisition to complete real estate acquisition.

PATH design team will assist with all meeting materials needed, including PowerPoint presentation(s) and digital/hard copies of design document(s). Easement Plats and Legal Descriptions will be produced based on agreed 60% design and easement graphics. See task 1b.

30% Schematic Design: Utilizing the survey file, PATH will create schematic design drawings including proposed alignment, rough grading, length and location of structures if any, and any amenity areas.

PATH shall prepare 30% Schematic Design Documents as described below:

- Composite Map
- 30% Alignment Construction Plans
- 30% Plan View and Section Graphics

- 30% Cost Estimate

PATH will hold a design review meeting followed by a site meeting as needed with property owners and City of Stockbridge to collect feedback on the schematic design document.

Task 2 Deliverables:

- A 30% CDs submission will be made for review comments, as digital PDF
- Plan view and typical section graphics (.pdf)
- Preliminary easement graphics
- 30% Design Cost Estimate
- PATH/City of Stockbridge Team Meeting – biweekly meetings and unlimited number of electronic messaging (i.e. web conference/ conference call)

Task 3 - 60% Design Development

During 60% Design Development, PATH will conduct on-going coordination with City of Stockbridge and submit progress reports as requested. Each report will include task accomplishments, status of deliverables, and expected upcoming activities. PATH will participate in continued monthly project implementation meetings as requested to discuss key issues or opportunities that arise to keep the project on schedule and within budget.

Based on the acceptance of the 30% Schematic Design documents and the agreed cost estimate, PATH shall prepare 60% Design Development Documents for the project. The documents will further refine and articulate the project elements established in 30% design drawings and address all comments received from the 30% Design Submittal.

3a. Civil Engineering & Hydrological Analysis: PATH design team will prepare construction documents to adhere to the City of Stockbridge policy for stormwater management for public facilities, the department of public works requirements. This trail project falls into the category as a linear transportation project being constructed by the City of Stockbridge, therefore, the stormwater infeasibility report will be submitted to obtain the infeasibility determination by the administrator.

3b. Structural Engineering: PATH design team will provide design and detail for a series of retaining walls on the side of the proposed trail. The proposed retaining walls are assumed to be concrete walls possibly supported by helical piles, to be determined with geotechnical report.

The PATH design team will coordinate with GDOT bridge office to obtain any as-built drawings for the existing Walt Stephens Road bridge over I-75. Assuming the drawings are available, the project structural engineer will provide calculations and details for a new jersey barrier and trail slab on the bridge. Miscellaneous details for maintaining drainage, expansion joints, etc. are assumed. The calculations will be limited to comparing the new loading with the original bridge design capacities. A full re-analysis of the bridge is not anticipated as necessary therefore is excluded in this proposal.

3c. Geotechnical Services: Based on site assessment, six (6) SPT borings are proposed; two for each estimated wall section. The borings will be extended depths of 15 to 20 feet below existing grades or refusal on rock, whichever is shallower. The borings will characterize the soil composition and relative density, as well as the depth of potential unsuitable soils, partially weathered to competent rock or groundwater. The drilling operations will be supervised by our field engineer, who will maintain logs of boring. The boring logs

will indicate the depth, classification, relative density or consistency of the soils encountered, depth to rock or groundwater and any unusual subsurface conditions noted.

Following the field exploration, an engineering report will be prepared outlining the findings of the exploration. The allowable soil bearing pressure of the existing soils and the recommended foundation type and bearing depth will be provided based on the findings of the borings. The recommended lateral earth pressures and coefficient of friction values for the design of the proposed retaining wall structures will be provided. The presence of potentially unsuitable soils which could require undercutting or excavation and replacement or recommendations for deep foundations for the retaining wall foundations will also be discussed.

60% Construction Document Submittal: PATH Design Team shall prepare 60% Construction Documents as described below:

- Project Cover Sheet/ Index/ General Notes
- Composite Map
- Existing Conditions
- Tree Removal and Replacement Plan
- Typical Sections
- Construction Plans (Layout and Grading)
- Construction Details for all trail related work within the scope of the project
- Stormwater Pipe Design and Profiles
- Structural Plans and Details
- Signing and Marking Plans – includes trail signature using the Stockbridge trail sign standard
- Landscape Plans
- Erosion, Sedimentation and Pollution Control Plans with a NPDES Comprehensive Monitoring Program (CMP)

Task 3 Deliverables:

- 60% Design for Construction submission will be made to City of Stockbridge for review comments as digital PDF
- 60% Design for Construction Cost Estimate
- Geotechnical Report
- Calculations for proposed trail and barriers on existing road bridge over I-75
- PATH/City of Stockbridge Team Meeting – monthly meetings and unlimited number of electronic messaging (i.e. web conference/ conference call)

TASK 4 – Permit Coordination:

As a part of the design for construction process, PATH will submit applications necessary for the project to be approved by City of Stockbridge, GDOT and any other public agencies having jurisdiction during the 60% design for construction phase. The PATH team will meet with the review agencies needed to keep the permitting as concise and timely as possible.

4a. Georgia Department of Transportation (GDOT) special encroachment permit

All encroachments within property owned by the Georgia Department of Transportation will be determined within 60% construction documents to prepare all encroachment applications and documents. All permit applications will be submitted prior to 100% Construction Documents. PATH team will submit/manage

GDOT permitting through the Georgia Permit Application System (GPAS) under access permits to generate a permit ID.

This design contract specifically excludes the generation of any plans required to go through the Georgia Department of Transportation Plan Development Process, which is a requirement of most federally funded grants.

Task 4 Deliverables

- PATH shall coordinate with all review comments from City of Stockbridge, GDOT, and any public agencies having jurisdiction of the project and ensure comments are addressed and incorporated into the Issue for Permit Construction Document submittal.

TASK 5 – 100% Construction Documents:

PATH will address all agency and stakeholders' comments to create the 100% Construction Documents that will be issued for final approval and stamped by the required agencies and municipal departments. This process is a negotiation with the municipalities to ensure the permitted set of drawings is constructible, value engineered and not burdened with unnecessary comments and expense from the permitting authorities.

Task 5 Deliverables

- PATH shall create the 100% Construction Documents/Permit Set as per any final review comments to finalize all permitting required for the project
- 100% Cost Estimate

TASK 6 – Bid Assistance:

PATH Design Team will assist the City of Stockbridge with the bidding process, providing a bid item list, description of the scope of work for the City's advertisement purposes, attending one (1) pre-bid meeting, responding to RFIs during the bidding process, and preparing addenda as appropriate. PATH will assist City of Stockbridge in evaluating the contractor's submitted bidding documents and will provide a recommendation for the City's consideration.

TASK 7 – Contract Administration:

PATH will provide construction administration throughout the anticipated 12-month construction timeframe on an hourly rate basis. PATH Design Team will provide construction administration for this project. Tasks include:

- Attending one (1) pre-construction meeting
- Prepare Notice of Intent (NOI) for NPDES permit prior to construction
- Provide 7-day letter as needed
- Coordination with Contractor and Utility Companies
- Attending site meetings and preparing supplemental drawings as needed
- Responding to RFIs during construction phase
- Review and approval of submittals
- Review and approval of Contractor's pay applications
- Review of Contractor's change orders as needed.
- Coordinate and conduct final inspection and prepare final punch item list

- Prepare Notice of Termination (NOT) to end NPDES permit coverage for construction sites once final stabilization is achieved.
- Process project's close out documents.

TASK 8 – Construction Management

PATH will provide construction management services and assign a PATH PM to the project to work alongside City of Stockbridge and lead the project through design, engineering, permitting and construction. These services will bring PATH's knowledge and expertise building trails throughout the southeast to the project. The PATH PM will provide hands-on assistance to manage the project schedule, cost and quality. The goals of the PATH PM will be to reduce overall project costs, assist with contract negotiations, reduce change orders, and eliminate unnecessary scope and costs.

The industry standard value for construction management services is 6% of the construction cost but is provided with no cost to the City of Stockbridge within this scope of services.

Scope Exclusions:

The following services are not included under this Agreement, and will be furnished by others or their agent, as noted:

- 25' State Stream Buffer encroachment application with EPD
- Architectural design or site work associated with proposed facilities (i.e. architectural renderings, sketches, elevations, footings/ foundations, etc.)
- As-built surveys or construction staking
- Easement acquisition fee
- Electrical or mechanical engineering
- Environmental Site Assessment (ESA)
- Flood Study and No-rise Certificate
- Improvements to any existing public rights-of-way or utilities that may be additional requirements by the city that have not been identified elsewhere in this scope and would not exclusively serve the development
- Sanitary sewer and/or water distribution system design
- Services associated with variances, waivers, modifications and/or any relief from local, state or federal regulations
- Services related to air, solid waste, and/or hazardous waste permits
- Services related to noise abatement or endangered species
- Services related to rezoning or annexation of property
- Services requiring FEMA approvals such as CLOMAR; A LOMAR and ASBUILT survey
- Soft-surface Trail Design
- Structural engineering and geotechnical services
- Traffic engineering, signal design, or traffic studies and/or signal warrants
- Variance or Special Use Permits for the development
- Water collections for water quality samples or submittals to NPDES for water quality monitoring reports
- Wetland delineation and Army Corps permitting for disturbance within jurisdictional wetlands
- WFIs and BFIs

EXHIBIT B
BUDGET

Proposed budget and sources of funding for full professional services for surveying, landscape architecture, engineering, permitting, contract administration, and construction management for the 1.1-mile, ten-foot wide, concrete multi-use trail project know as “Walt Stephens Trail”. The project begins at the SE corner of Walt Stephens Rd and Monarch Village Way, crosses Walt Stephens at the existing traffic signal, continues east as a 10’ sidepath with 5’ to 10’ landscape buffer, crosses I-75 via existing road bridge, turns into a private property to tie into the programmed trail by the proposed development on Flippen Road.

Budget	Cost
Acquisition	\$ TBD
P&E	\$ 216,835.00
Construction Management	\$ *346,440.00
Construction	\$ 2,783,165.00
Total Budget for Project:	\$ 3,346,440.00
Funding from Transportation Enhancement (GDOT)	\$
Funding from Recreational Trails (GDNR)	\$
Funding from City of Stockbridge (SPLOST)	\$ 3,000,000.00
Other City of Stockbridge Funding	\$ 0.00
Funding from PATH Foundation (in-kind)	\$ * 346,440.00
TOTAL	\$ 3,346,440.00

**PATH will provide construction management services at no cost to the City (valued at 6% of construction costs).*

EXHIBIT C
PAYMENT TERMS

PATH has agreed to construction management services, as described in Exhibit A, at no cost to the City; provided however, PATH shall be entitled to reimbursement for out-of-pocket costs expended for this Project that have been pre-approved by the City, as may be invoiced in accordance with the provisions of Article III of the Master Agreement.

EXHIBIT D
PROJECT SCHEDULE*

TASK/SERVICE	TIMELINE
Complete Survey	Month 1 - 2
30% Design	Month 3 - 4
Geotech Investigation, Property Stakeholder Review Coordination	Month 5 - 6
60% Design and Permitting Submittal	Month 7 - 9
Permitting Coordination	Month 10
Finalize Permitting, 100% Construction Documents	Month 11 - 13
Advertise for Bid, Award Construction Contract, Issue NTP	Month 14 - 16

**This indicates a general outline of the Project schedule and is subject to change by the parties.*



City of Stockbridge

AGENDA ITEM

MEETING DATE

July 28, 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:

Decius T. Aaron

DEPARTMENT:

Public Works

ITEM/PROJECT/EVENT:

Council Consideration to approve the Walt Stephens Trail Project Service Agreement in the amount of \$216,835.00. The funding source is from TSPLOST account number 335-42200-541447.

BACKGROUND INFORMATION:

The PATH Design Team (PATH) will provide full professional services for surveying, landscape architecture, engineering, permitting, contract administration, and construction management for the 1.1-mile, ten (10) foot wide, concrete multi-use trail along Walt Stephens Road.

SIGNATURES:

CITY MANAGER

CITY TREASURER

CITY ATTORNEY

☒ FINANCIAL IMPACT ☐ N/A

AMOUNT:

\$216,835.00

ATTACHMENTS:



ITEM/PROJECT/EVENT:

The project begins at the SE corner of Walt Stephens Rd and Monarch Village Way, crosses Walt Stephens at the existing traffic signal, continues east as a ten (10) foot side path with five (5) to ten (10) foot landscape buffer, crosses I-75 via existing road bridge, turns into a private property to tie into the programmed trail by the proposed development on Flippen Road.

STAFF RECOMMENDATION:

Public Works recommends approval.

eSigned via GovOS.com
Decius T. Aaron
Key: 7cb6a9e3-7803-4556-a456-5c2734425e29



City of Stockbridge

AGENDA ITEM

MEETING DATE

July 28, 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: Decius T. Aaron

DEPARTMENT: Public Works

ITEM/PROJECT/EVENT:

Council Consideration to approve the Walt Stephens Trail Project Service Agreement in the amount of \$216,835.00. The funding source is from TSPLOST account number 335-42200-541447.

BACKGROUND INFORMATION:

The PATH Design Team (PATH) will provide full professional services for surveying, landscape architecture, engineering, permitting, contract administration, and construction management for the 1.1-mile, ten (10) foot wide, concrete multi-use trail along Walt Stephens Road.

SIGNATURES:

CITY MANAGER _____

CITY TREASURER _____

CITY ATTORNEY _____

☒ FINANCIAL IMPACT ☐ N/A

AMOUNT:

\$216,835.00

ATTACHMENTS:



ITEM/PROJECT/EVENT:

The project begins at the SE corner of Walt Stephens Rd and Monarch Village Way, crosses Walt Stephens at the existing traffic signal, continues east as a ten (10) foot side path with five (5) to ten (10) foot landscape buffer, crosses I-75 via existing road bridge, turns into a private property to tie into the programmed trail by the proposed development on Flippen Road.

STAFF RECOMMENDATION:

Public Works recommends approval.

eSigned via GovOS.com

Decius T. Aaron

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

EXHIBIT C

SAP Criteria / RFP Documents

REQUEST FOR PROPOSAL PROCESS

The proposal must contain the information outlined below.

Please include a title on each page of your proposal and number the pages to ensure proper identification.

1. Cover Letter
2. Executive Summary
3. Evaluation and Selection Criteria

1. Cover/Transmittal Letter

Each proposal must include a Cover/Transmittal Letter that briefly summarizes the qualifications and experience relevant to the scope. Please include in the letter the following:

- i. Company information, including the name of the company (including any dba names); headquarters and parent company locations; and a brief history of the company.
- ii. Company's mailing address, contact person, telephone number for the primary contact person, and email address.
- iii. A principal or officer of the company authorized to execute contracts or other similar documents on the firm's behalf must sign the letter.

2. Cost Proposal Requirements

Offerors shall submit a schedule of fully burdened hourly rates for all proposed personnel classifications anticipated to perform services under this contract. Hourly rates shall include all direct and indirect costs, overhead, administrative expenses, and profit.

Hourly rates shall remain firm for the initial contract term.

Task orders may be issued on a negotiated lump-sum basis or time-and-materials basis, at the City's discretion. The City reserves the right to negotiate pricing for each task order based on the defined scope of services.

3. Conflict of Interest Disclosure

Offerors shall disclose any current or recent (within the past three years) representation of private developers, property owners, or entities with active or pending development

interests within the City of Stockbridge.

Offerors shall also disclose any potential conflicts of interest that may arise during the term of the contract.

The City reserves the right to determine whether any disclosed conflict constitutes a material conflict and to require mitigation measures as a condition of contract award

3. Executive Summary

Executive Summary: An executive summary letter should include the key elements of the respondents' RFP and an overview of the team. Indicate the address and telephone number of the respondent's office located nearest to Stockbridge, Georgia, and the office from which the proposal will be managed.

II. RFP EVENT DATES AND SUBMISSION

RFP Number: 2026-00009 On-Call Planning Services

Questions Due: Monday, June 8th, at 5 PM EST

Proposal Due Date: Wednesday, June 17th, by 2 PM EST

Proposals shall only be accepted online through the Bonfire Portal

[Bonfire Portal](#)

All submissions are due at the specified location, no later than the date and time herein.

The RFP package must include detailed information relative to the Request for Proposal Process and Selection Criteria, as required. The Proposal Letter is included as page two (2) of this RFP and Exhibits C-I must be attached to Bonfire and must be signed by a person authorized to legally bind the company.

III. EVALUATION CRITERIA AND PROCESS

- a. All RFPs received will be reviewed by the Purchasing Manager to ensure that all administrative requirements of the RFP package have been met by the Offerors. Each RFP will be reviewed to ensure that the Offeror submitted all information required in the RFP and that all documents requiring a signature have been signed. Failure to meet these requirements may be cause for rejection. All RFP's that meet the administrative requirements will then be turned over to the evaluation committee for further evaluation.
- b. The Evaluation Committee will review all submittals received and rank Offerors

based on submittal information required in the Evaluation and Selection Criteria. Discussions may be conducted by the City of Stockbridge with the apparent highest-ranking offeror who submits an RFP determined to be reasonably susceptible to selection for award, for clarification and to assure full understanding and responsiveness to the solicitation requirements. Offerors shall be accorded fair and equal treatment with respect to any opportunity for discussion and revision of statements, and such revisions may be permitted after submissions and prior to award. In conducting any such discussions, there shall be no disclosure of any information derived from proposals submitted by competing Offerors. Cost will be considered but will not be the sole determining factor.

The City of Stockbridge reserves the right to amend the RFP prior to the date of the RFP submission. Addenda will be posted to the [Bonfire Portal](#)

- c. Awards of contract shall be made to one responsible offeror who has successfully submitted an RFP and been ranked by the Evaluation Committee, considering all the evaluation factors set forth in this RFP. No other factors or criteria shall be used in the evaluation. The City of Stockbridge reserves the right to reject all RFP's submitted in response to this RFP.

IV. EVALUATION CRITERIA AND PROCESS

1. Relevant Municipal Planning Experience – 25 Points

Demonstrated experience providing professional planning services for municipalities of similar size and complexity, including Comprehensive Plan implementation and small area planning.

2. Experience with Small Area Studies – 25 Points

Specific experience developing Small Area Plans, corridor studies, master plans, or similar focused planning efforts, including public engagement and implementation strategies.

3. Technical Expertise in Priority Areas – 20 Points

Demonstrated expertise in housing redevelopment, transportation planning, zoning analysis, land use policy, and urban design.

4. Project Team Qualifications & Capacity – 15 Points

Qualifications, availability, and experience of key personnel assigned to this contract,

including the ability to manage approximately three (3) task orders annually.

5. Public Engagement Approach – 10 Points

Proposed methodology for conducting meaningful stakeholder and community engagement.

6. Cost Proposal – 5 Points

Reasonableness and competitiveness of the submitted hourly rate schedule and overall pricing structure.

The City reserves the right to conduct interviews, request clarifications, or request best-and-final offers if deemed necessary.

Award shall be made to the highest-ranked, responsible Offeror whose proposal is determined to be in the best interest of the City

V. OTHER CONSIDERATIONS

- a. Vendors responding to this RFP need to become a registered Vendor to sell products or services to the City of Stockbridge. Please note that the vendor file is a good source for vendor information, but not the only source. Registration does not guarantee that your firm will be solicited for any or all requirements. The vendor file will also be used to support financial transactions with vendors, including invoice payments. If you have any questions or concerns, please feel free to email:

City of Stockbridge

Purchasing Office

Jandrews@stockbridgega.org

- b. Prior to the due date, a submitted RFP may be withdrawn by the Offeror by submitting a written request to the Buyer named herein. A person authorized to sign for the Offeror must sign all such requests.

The City reserves the right to add provisions to the contract to be consistent with the successful Offeror's offer and to negotiate with the successful Offeror other additions to, deletions from, and/or changes in the language in the Contract, provided that no such addition, deletion or change in Contract language would, in the sole discretion of the City affect the evaluation criteria set forth herein, or give the successful Offeror a competitive advantage.

Any exceptions to the agreement must be clearly identified, accompany the Offeror's RFP

and be attached to the agreement. Offerors are cautioned that any exception submitted that will give the Offeror a competitive advantage over another Offeror or that will cause a failure to meet a mandatory requirement of the RFP will not be accepted.

Prior to award, the apparent winning Offeror(s) may be required to enter discussions with the City to resolve any contractual differences before an award is made. These discussions are to be finalized,

and all exceptions resolved within one (1) week of notification; if not, this could lead to rejection of the Offeror's proposal. Offeror will not retype the enclosed contract.

This criterion evaluates the proposer's organizational structure, staffing capacity, and proposed supervisory approach.

VI. CERTIFICATION

By my signature below, it is certified that my firm can meet all terms of the statement of Proposal and will perform the services specified, and for the privilege of doing so on the City of Stockbridge premises. I understand that, upon proper acceptance of this offer by the City of Stockbridge, a contract will thereby be created.

Given under my hand this 26 day of May, 2026.

TSW

Name of Firm

Signature

Principal

Title

1447 Peachtree Street NE, Suite 850

Business Address

Atlanta, GA 30309

End of Exhibit C

RFP NO: 2026-0009 / DUE: June 17, 2026

City of Stockbridge On-Call Professional Planning Services



SUBMITTED BY:

TSW

Primary Contact: Adam Williamson, AICP, PLA, LEED AP
Principal-in-Charge / Lead Planner

1447 Peachtree Street NE, Suite 850

Atlanta, GA 30309

Main: 404.873.6730

Direct: 470.751.2366

Email: awilliamson@tsw-design.com

Web: www.tsw-design.com

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Addendum No. 1

Cover/Transmittal Letter

May 26, 2026



1447 Peachtree Street NE
Suite 850
Atlanta, GA 30309
www.tsw-design.com

Dear Selection Committee:

Tunnell-Spangler & Associates d/b/a TSW is excited to submit this proposal to provide the **City of Stockbridge with On-Call Planning Services** to the **City of Stockbridge**. Building on our ongoing Architectural On-Call Services contract, we value the opportunity to continue supporting the City through thoughtful, implementation-focused planning that advances your community vision and strategic priorities.

Through our work with the City, TSW has developed a strong understanding of Stockbridge's character, goals, and opportunities. Our involvement in projects such as the Amphitheater, Police Headquarters Renovation, Arts Center, and Parks System Master Plan has allowed us to collaborate closely with City leadership, staff, and community stakeholders. These experiences provide a meaningful foundation as we expand our partnership into planning services, bringing continuity, insight, and a deep respect for the community we're helping to shape.

TSW, founded in Atlanta, Georgia, in 1990, brings more than 35 years of experience in planning, urban design, landscape architecture, and architecture, with a proven ability to translate community vision into actionable strategies and implementable outcomes. Our planning approach is rooted in collaboration, data-informed decision-making, and a commitment to creating livable, connected, and economically vibrant communities. We understand the importance of aligning policy, design, and investment to support long-term success, and we are well-positioned to assist the City in navigating growth while preserving its unique identity.

Equally important, our team brings established relationships that will enhance project efficiency and coordination, including through our subconsultant, KB Advisory, which is actively supporting the City on related efforts. Together, we offer a cohesive and informed team that understands current priorities, maintains strong working relationships, and can deliver immediate value.

Below is a list that shows each firm followed by their main role.

- **TSW** – architecture, interiors, landscape architecture, and project management
- **KB Advisory Group** – economic and workforce development planning
- **Purpose Possible** – arts, culture, historic resources, and community engagement

Our team is fully committed and available to dedicate the time, personnel, and resources necessary to support potential projects. All key project staff and subconsultants identified in our proposal are confirmed and available to provide the specified services, and our firm will prioritize this effort to ensure timely and high-quality deliverables. We understand the importance of seamless team coordination and will ensure continuity of staff and resources throughout the duration of the contract.

We appreciate the opportunity to continue partnering with the City of Stockbridge and supporting its future through forward-thinking planning services. We are confident that our experience, established relationships, and commitment to implementation make us a strong partner for this effort.

Sincerely, 

Adam Williamson, Principal-in-Charge / Lead Planner
Direct: 470.751.2451
Email: awilliamson@tsw-design.com

Executive Summary

TSW Team Overview

The TSW Team has been assembled based on each firm's extensive experience with a variety of projects and previous successful team collaboration. Below is a list that shows each firm followed by their main role for a potential project.

- **TSW** – planning and project management
- **KB Advisory Group** – economic and workforce development planning
- **Purpose Possible** – arts, culture, and historic resources; community engagement

TSW has worked with all of our team firms over the past five years on various municipal facilities and private development projects. TSW has outstanding relationships with these firms and understands the strengths and expertise that each firm brings to the team. Because of our previous work history, our team is able to quickly assess a scope of work, determine roles and responsibilities, and commence work immediately following contract negotiations.

TSW – Planning and Project Management

Tunnell-Spangler & Associates, Inc. d/b/a TSW, founded in Atlanta, Georgia, in 1990, is a full-service planning, architecture, and landscape architecture firm comprised of talented professionals who work collaboratively to provide our clients with extraordinary designs for communities, buildings, and greenspaces. **With 39 employees in our Atlanta (GA) headquarters and 12 staff members in our other offices in Tulsa (OK), Chattanooga (TN), and Lexington (KY)**, our size allows our principals to be hands-on in every aspect of a project and enables more multidisciplinary collaboration. TSW works throughout the Southeast on a variety of projects, including on-call/on-demand municipal contracts, civic and community buildings, downtown master plans, streetscape plans, coding and guidelines, and park and recreation projects. TSW has extensive experience planning and designing civic buildings, including site selection, building programming, space design, and full architecture and landscape architecture services going through to construction administration. TSW leads multidisciplinary teams, working closely with municipalities, to develop buildings that reflect vernacular architecture characteristics. We also focus on sustainability, incorporating innovative design techniques for better building performance equating to lower energy consumption and maintenance costs.

TSW was founded in Atlanta, Georgia, in 1990, and is led by four Principals: Adam Williamson, Caleb Racicot, Bryan Bays, and Heather Hubble. TSW's personnel includes 51 employees (47 full-time), several of whom work in multiple studios. Our staff members include:

- 5 registered architects
- 7 project architect designers
- 1 registered interior designer
- 12 registered landscape architects
- 5 landscape designers
- 1 transportation engineer
- 17 planners (12 with AICP accreditation)
- 8 LEED Accredited Professionals
- 5 administrative employees

TSW Contact Information

Adam Williamson, Principal-in-Charge / Lead Landscape Architect

1447 Peachtree Street NE, Suite 850, Atlanta, GA 30309

Main: 404.873.6730 / Direct: 470.751.2451

Email: awilliamson@tsw-design.com / Web: www.tsw-design.com

SECTION 2: **EXECUTIVE SUMMARY**

KB Advisory Group – Economic and Workforce Development Planning

KB Advisory Group provides real estate and economic development consulting services to cities, counties, developers, community districts, nonprofits, and design firms throughout the Southeast. Our team examines how real estate investment and economic activity impact the broader economy of a designated area. We look at the direct impacts—every dollar spent or job worked in the area—and determine how much additional money is spent or how many jobs are supported in the broader economic ecosystem.

KB Advisory Group utilizes over 25 years of nationwide experience to help clients determine what works from a market perspective. Our work incorporates:

- Analyzing the demographic drivers of markets and their potential.
- Analyzing the most suitable land use alternatives for a site or project, including the optimal mix of residential, office, industrial, retail, and hospitality and tourism uses.

KB Advisory Group's experience analyzing real estate development for a vast spectrum of clients gives it a unique perspective on the trends and a well-earned acumen in determining how to act successfully in the context of those trends.

KB Advisory Group Contact Information

Geoff Koski, President

999 Peachtree Street NE, Suite 400, Atlanta, GA 30309

Phone: 404.845.3550

Email: geoff@kbagroup.com / Web: www.kbagroup.com

Purpose Possible – Arts, Culture, and Historic Resources; Community Engagement

Purpose Possible™ powers mission-driven organizations to transform communities. We accomplish this by providing resources that allow your organizational leadership and staff to focus on their mission-driven work! We can take on the rest. Our services focus on helping organizations meet today's demands. We are thinkers *AND* doers. We PLAN, PROVIDE, and PRODUCE solutions for sustainable expansion and growth.

Our diverse team of professionals has deep experience in leadership, fundraising, organizational strategy, communications, community engagement, philanthropic and CSR program management, and much more. How we work:

- Purpose Possible consultants work remotely, providing expert services without the commitment of a full-time hire.
- A member of our senior team is assigned to be your primary contact and manage additional team members as needed.
- As a client, you benefit from the expertise of our entire team. From strategy and design to associates and management—our team leverages collective resources to deliver comprehensive solutions.

Purpose Possible Contact Information

Susannah Darrow, CEO + Founding Partner

830 Glenwood Avenue SE, Suite 510, #236, Atlanta, GA 30316

Phone: 404.273.0671

Email: sdarrow@purposepossible.com / Web: www.purposepossible.com

Relevant Municipal Planning Experience

One Chamblee Comprehensive Plan + Town Center Pattern Book

Chamblee, Georgia

TSW led a consultant team to develop the City of Chamblee's recent comprehensive plan update. Chamblee has completed many recent planning efforts, including their Multi-modal Transportation Plan, various Livable Centers Initiative (LCI) plans, the Rail Trail Expansion studies, the Strategic Economic Development Plan, and the Automated Shuttle Feasibility Study and Design Plan. Chamblee has also seen a lot of new development in both its downtown area and the Peachtree Boulevard corridor since its last comprehensive plan update in 2014. The scope of this comprehensive plan update was to:

- Determine what elements in the current plan is working, and what needs improvement;
- Make specific recommendations for land use and future development, and create additional guidelines for infill development;
- Develop a plan for economic development that builds off of the City's Strategic Economic Development Plan;
- Make recommendations for increasing walkability and bikeability; and
- Develop a plan for increased sustainability.
- The planning process involved an extensive public outreach effort with stakeholder interviews, an online and paper survey, four public meetings, two pop-up events to gather input and advertise upcoming meetings and regular meetings with a 35-person steering committee that included deep dives into plan recommendations and site visits to areas of inspiration in and around Chamblee.

The comprehensive plan update created a more defined vision for the City of Chamblee using the results of the TSW Team's analyses, observations, and public input, and based on the recommendations of the aforementioned previous planning efforts.



Following the Comprehensive Planning process, **TSW's** planning, architecture, and landscape architecture studios collaborated to develop and adopt a legally binding pattern book for the historic heart of Chamblee – an area currently undergoing redevelopment. The pattern book includes zoning regulations, a regulating plan, a master plan, architectural patterns, and landscape patterns. Central to the pattern book is the master plan, which builds on the existing character by blending contemporary design with railroad-inspired elements in the landscape, streetscape, and architecture. Three words define the history of the past and the contemporary design of present day to become the inspiration for the master plan: authentic, utilitarian, and refined.

PROJECT SIMILARITIES

- Project Management
- Inventory and Analysis
- Small Area Plans
- Community Engagement
- Project and Policy Recommendations

SECTION 3A: EVALUATION & SELECTION CRITERIA – RELEVANT MUNICIPAL PLANNING EXPERIENCE

COMMUNITY VISION

Plan Structure

The Community Vision has four components: the Vision Statement, goals, policies, and projects. Each component builds upon the one before it. This plan features five elements: land use, transportation, economic development, population and housing, and natural resources and sustainability. The Vision



VISION STATEMENT

The Vision Statement defines what the City wants to achieve or accomplish in the **long-term future**.



GOALS

The plan's goals are general, **aspirational statements** that define how the Vision Statement can be fulfilled.



POLICIES

Based on needs and opportunities, policies are guidelines that **provide direction** for the implementation of the plan's goals.



PROJECTS

Projects are **specific tasks** with a defined cost and time frame that implements policy. Completion and success are measurable.

GPA Award for Outstanding Planning Process

Community Input Survey

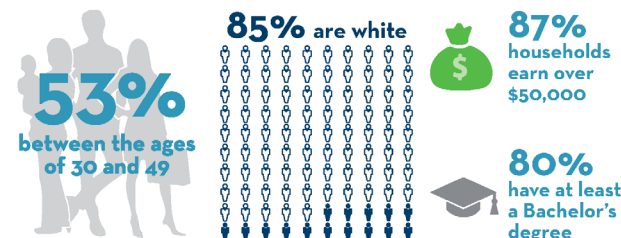
A community input survey was hosted through TypeForm, an online survey tool. The survey went live on April 10, 2019, and closed on June 9, 2019. The survey received a total of 148 responses. See pages 322-328 for a full list of questions. An optional section asked respondents demographic questions about themselves. Approximately 97% of respondents answered those questions. Based on the data received and the low response rate, the city's population composition is not well represented by those who responded to the survey. The results on the following pages reflect the opinions and preferences of a small and singular segment of the population.

The survey asked each person where they lived within the city. Respondents were asked to rank planning elements in order of importance to them, rate the quality of transportation, report on housing quality and affordability, and discuss sustainability. A Spanish language version of the survey was made available.

Respondents were given the option to participate in a Visual Preference Survey, where they were presented 25 images of potential housing types, commercial and industrial developments, and public space improvements, and were they asked to rank each one from 1 to 10, with 1 being "not at all appropriate" and 10 being "very appropriate." The infographics on the following pages illustrate the survey results.



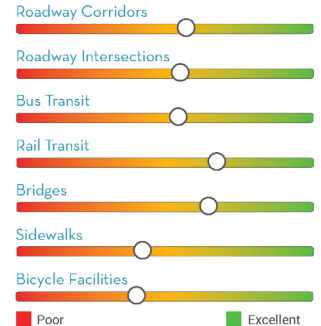
Demographics of Respondents



What did people have to say about transportation?

There appears to be neither satisfaction nor dissatisfaction with the overall transportation network — respondents noted that MARTA and the upcoming Rail Trail are great assets for the city. However, Chamblee is struggling from a lack of sidewalks, bicycle facilities, and trails for active transportation; traffic congestion along major road corridors due to future high-density developments; and safety for drivers, pedestrians, and cyclists. Despite higher-than-average transit ridership, 80% of respondents stated that they use personal vehicles for work and non-work trips.

27% said that they are satisfied with Chamblee's transportation network.



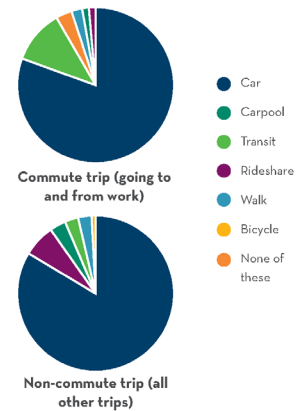
What keeps people from walking or biking?

1. THERE IS NO SIDEWALK, BIKE LANE, OR TRAIL NEARBY.
2. WALKING OR RIDING ALONG THE STREET IS UNCOMFORTABLE DUE TO TRAFFIC.
3. IT'S DIFFICULT TO CROSS THE STREET SAFELY.

What are Chamblee's biggest transportation issues?

1. LACK OF SIDEWALKS AND BICYCLE FACILITIES.
2. TRAFFIC CONGESTION ALONG MAJOR ROAD CORRIDORS.
3. ROADS ARE RUNNING OUT OF ROOM TO ACCOMMODATE PROJECTED TRAFFIC.

How do people get around?



Gainesville Comprehensive Plan

Gainesville, GA

TSW led a multidisciplinary team to develop the City of Gainesville's Comprehensive Plan update. Gainesville has experienced steady growth over the last decade and changing demographics, and will see that reflected in new development over time.

The goals of the Comprehensive Plan update were threefold: condense and prioritize years worth of policy recommendations, anticipate where development energy is heading and develop aspirational design ideas, and create a graphic, easy-to-read plan document.

The comprehensive plan includes goals, strategies, action items, and other tools that recommend best practices for development decisions that address economic development, transportation, housing, and other factors addressing Gainesville. The plan made updates to both the Character Area Map by condensing some classifications and making necessary updates to policies and implementation measures. The plan also features proposals for how three key redevelopment areas identified by both City staff and stakeholders could be re-imagined as new mixed-use centers that can satisfy demand for more commercial and housing, and how they can be integrated into the Highlands to Islands trail network. Lastly, an implementation plan outlines a list of projects and includes descriptions of funding strategies and the people involved with enacting the plan.

Throughout the process, the community had many opportunities to give their input via virtual meetings, in-person public meetings, online surveys and activities, and at a booth during a yearly festival.

CLIENT:

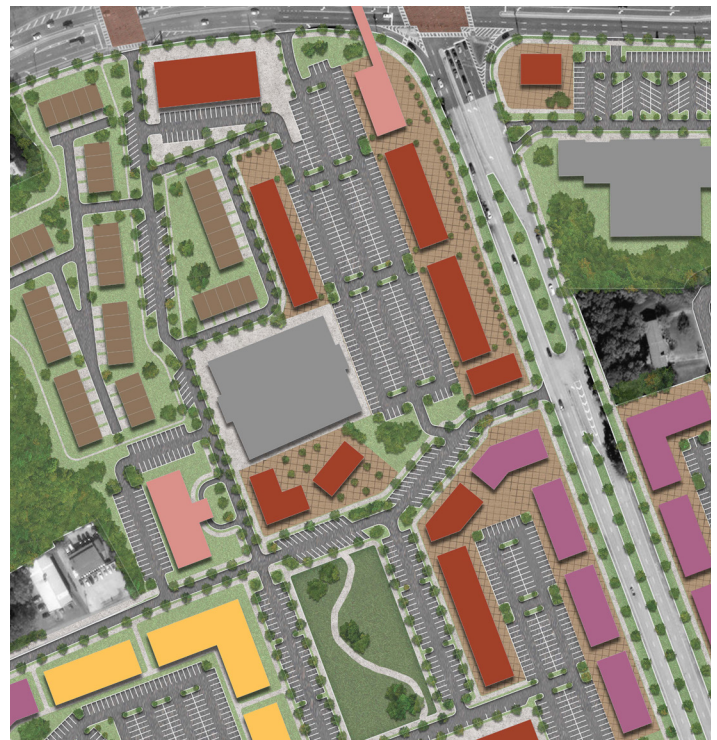
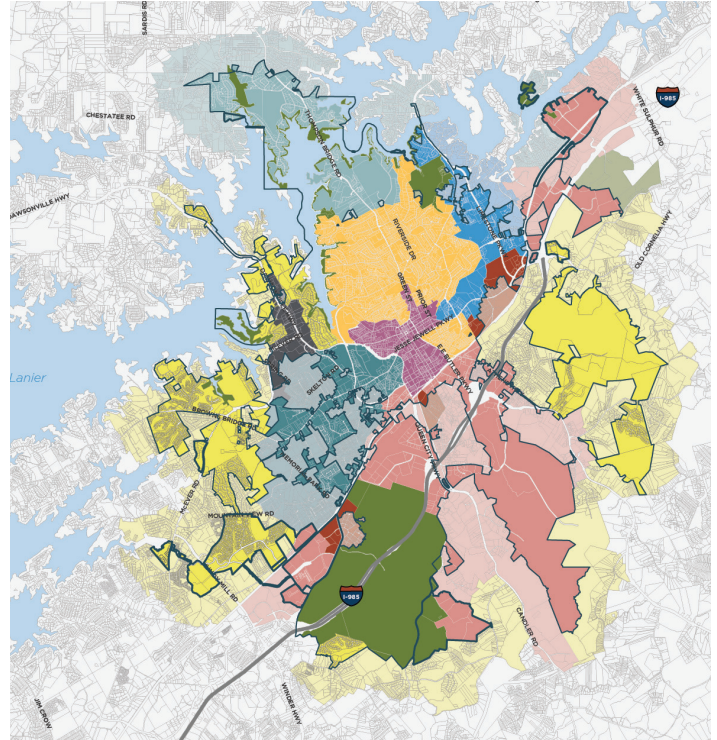
City of Gainesville

PROJECT STATUS:

Adopted in 2022

PROJECT HIGHLIGHTS:

- Revised Character Area Map and Future Land Use Map
- Three small area plans with 3-D renderings
- Hybrid virtual and in-person engagement



City of Powder Springs Planning Initiatives

Powder Springs, GA

TSW has worked with the City of Powder Springs and the Powder Springs community for more than a decade on numerous planning and design projects that have helped transform their downtown area into a vibrant, mixed-use environment and will continue to guide future redevelopment. Planning efforts for the City include:

- Livable Centers Initiative Update (2016)
- Supplemental Study for Downtown Concept (2016)
- Springs in Motion Comprehensive Plan (2017)
- Branding and Signage Options (2018)
- Springs in Motion Comprehensive Plan Update (2021)
- Thurman Springs Park and Amphitheater Planning and Full Landscape Architecture and Architectural Design (2018–2021)
- Development Review (2022–2024)
- Unified Development Code Updates (2023)
- Moratorium Study (2023)
- Design Guidelines (2024)
- Downtown Development Authority Planning (2024)
- Signage Update (2024)
- Feasibility Study for Two Sites (2026)
- Livable Centers Initiative Study Update (2026)

CLIENT:

City of Powder Springs and Powder Springs Downtown Development Authority

RECOGNITION

- Georgia Planning Association – Outstanding Plan Implementation
- Atlanta Regional Commission – Development of Excellence – Great Places Award for Powder Springs LCI Implementation: Town Green and Historic Building Renovations



Thurman Springs Park and Amphitheater (2021)



Comprehensive Plan Update (2021)



DDA Planning (2024)

Experience with Small Area Studies

City of Sandy Springs North End Design Concepts



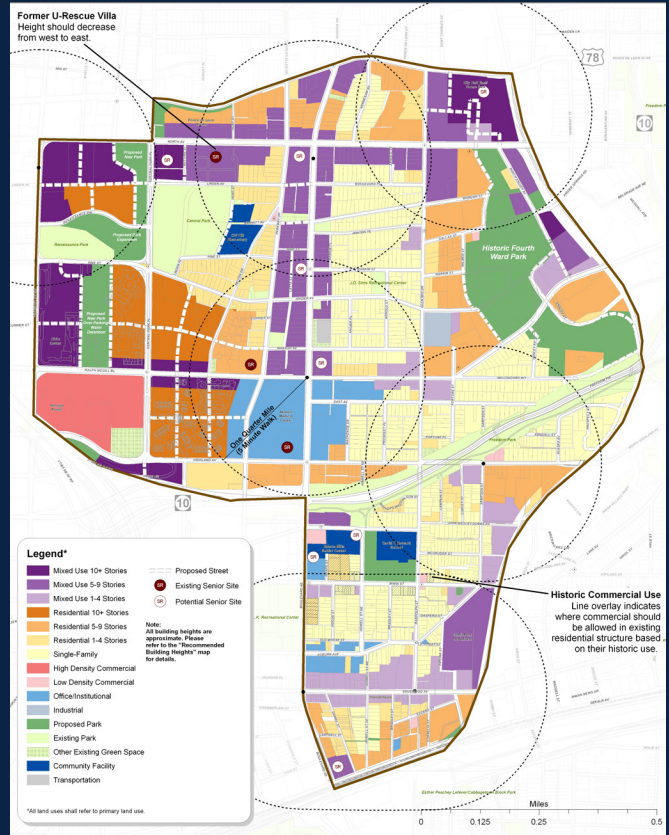
Atlanta BeltLine Pittsburgh Yards Redevelopment Master Plan



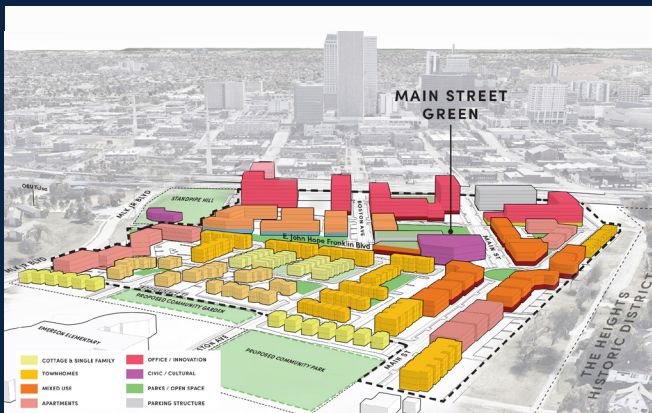
City of Augusta Cherry Tree Crossing Redevelopment



City of Atlanta Old Fourth Ward Master Plan



Kirkpatrick Heights/Greenwood Master Plan



Proposed Land Use Framework

Technical Expertise in Priority Areas

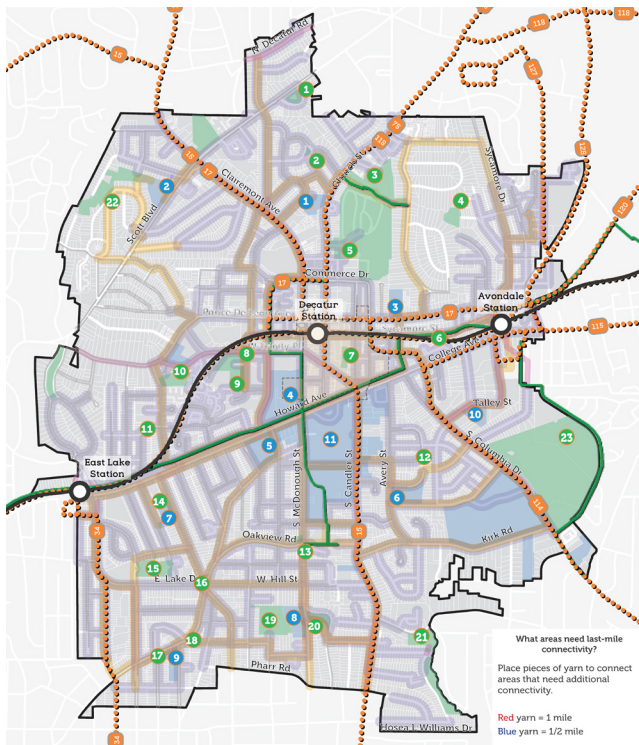
The TSW Team brings extensive experience to help communities guide strategic growth while preserving the values, identity, and qualities that make them unique. Our approach is rooted in community engagement, thoughtful analysis, and actionable implementation strategies that position cities for long-term success.

For the City of Stockbridge, our scope of services is designed to ensure the City is prepared for future growth, redevelopment, and economic opportunity while protecting the character of existing neighborhoods and strengthening community identity. Through an inclusive and collaborative planning process, TSW will work closely with residents, business owners, community organizations, elected officials, stakeholders, and City staff to develop a shared vision and craft practical policy recommendations that support Stockbridge's long-term goals.

Key Planning Elements

Housing Redevelopment

As Stockbridge continues to grow and evolve, the TSW Team will evaluate housing trends, neighborhood conditions, and demographic shifts to identify opportunities for a broader range of housing choices while supporting neighborhood stability and quality of life. Recommendations will consider housing diversity, redevelopment pressures, housing affordability, and opportunities for reinvestment in existing neighborhoods.



The TSW Team will identify opportunities for strategic housing redevelopment and reinvestment that support neighborhood revitalization, economic growth, and long-term community stability. Our approach will evaluate underutilized properties, aging housing stock, redevelopment corridors, and infill opportunities to encourage high-quality residential development that is compatible with surrounding neighborhoods and aligned with zoning policy.

Transportation and Multimodal Mobility

The TSW Team will assess the transportation network with a focus on improving mobility, safety, accessibility, and connectivity throughout the City. Recommendations will consider roadway efficiency, pedestrian and bicycle infrastructure, trail connectivity, transit opportunities, and corridor improvements that support both residents and economic development goals.

City of Decatur Comprehensive Plan Update –
Transportation Activity

SECTION 3C: EVALUATION & SELECTION CRITERIA – TECHNICAL EXPERTISE IN PRIORITY AREAS

Zoning Analysis

The TSW Team will conduct a comprehensive review of the City's existing zoning regulations and development patterns to evaluate alignment with the community's long-term vision, future land use recommendations, and redevelopment goals. The analysis will identify opportunities to modernize zoning standards, address regulatory barriers, improve consistency between policy and implementation, and support high-quality development, redevelopment, and investment throughout the City.

Land Use Policy

The TSW Team will evaluate the City's existing land use policies and development regulations to ensure they support the community's long-term vision, economic development objectives, infrastructure capacity, and desired development character. Recommendations will identify opportunities to strengthen policy direction, improve regulatory alignment, encourage high-quality development and redevelopment, and provide greater predictability for future growth and investment.

Urban Design

The TSW Team will develop urban design recommendations that enhance the visual character, functionality, and identity of Stockbridge's corridors, activity centers, gateways, and public spaces. Our approach will focus on creating attractive, walkable, and cohesive environments through context-sensitive design guidance, placemaking strategies, streetscape enhancements, and development character recommendations that support the City's long-term vision and sense of place.

WHAT IS THE LAND USE ELEMENT ?

This element is all about understanding how the City will continue to direct growth and development over the next few decades. Since most land in the city is already developed, almost all future growth will be absorbed through redevelopment. This element will answer a few specific questions:

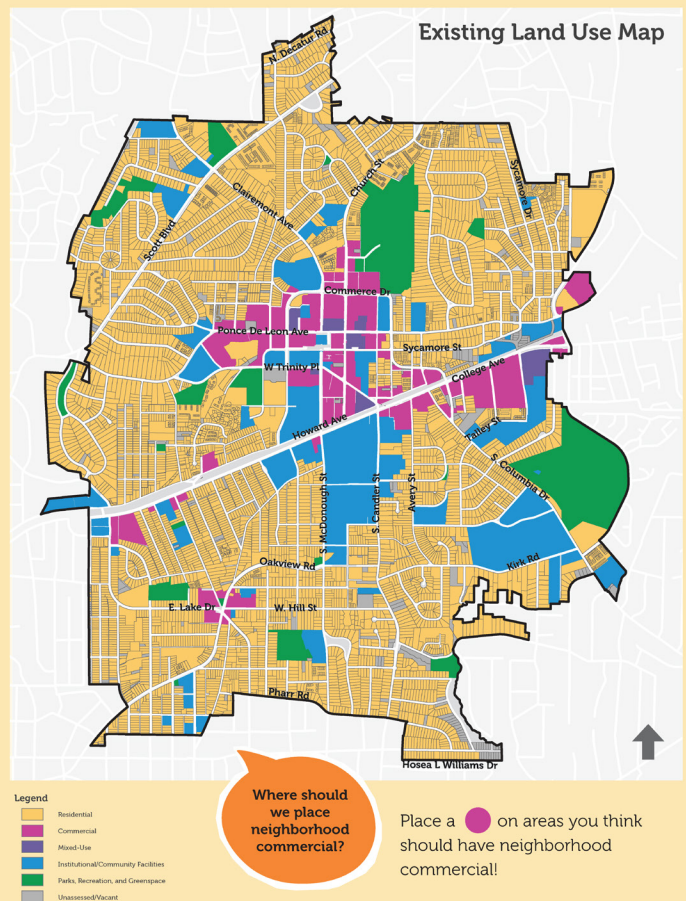


1. Where should the City continue to direct future residential, commercial and employment growth?
2. How should the City incorporate policy direction from other planning efforts into the future land use strategy?
3. What other updates are needed for the future land use strategy?

What About Zoning?

Comprehensive plans do not regulate land use, but work as a policy guide for the City staff, City Commissioners, and Planning Commission on matters related to growth and new development. The City's Unified Development Ordinance (UDO) is the regulatory document that plays a critical role in carrying out the comprehensive plan and must be closely aligned with its goals to guide appropriate land use and development. Misalignment can result in outcomes that contradict community values and hinder effective planning. Decatur's UDO is intended to manage growth while retaining character, encourage a diverse and engaged community, and serve as good stewards of the environment and community resources. The regulations were developed with reasonable consideration for community character, protecting property against blight and depreciation, and encouraging the most appropriate use of land and structures.

This comprehensive plan update may make recommendations related to updating the UDO to better align with the updated future land use strategy and other actions identified by the plan.



Project Team Qualifications & Capacity

TSW TEAM PROJECT MANAGEMENT:

Principal-in-Charge: Adam Williamson, AICP, PLA, LEED AP

Project Managers:

SMALL AREA PLAN Jia Li, AICP, LEED AP + TSW Support Staff	COMPREHENSIVE PLAN Anna Baggett + TSW Support Staff	ZONING Nathan Brown + TSW Support Staff
TRANSPORTATION PLANNING Bert Kuyrkendall, PE, AICP + TSW Support Staff	STREETSCAPE DESIGN David Argo + TSW Support Staff	ARTS, CULTURE, HISTORIC RESOURCES Taryn Janelle + Purpose Possible Support Staff
ECONOMIC DEVELOPMENT Bryan Bays + KB Advisory Group Support Staff	COMMUNITY ENGAGEMENT Elizabeth Low + Purpose Possible Support Staff	



Adam Williamson, AICP, PLA, LEED AP

Principal-in-Charge / Lead Planner

Availability:
30%

Education:
1997 Bachelor
of Landscape
Architecture
University of Georgia

Professional Status:

- Registered Landscape Architect: GA (#1089), NC (#1769), and SC (#1064)
- American Institute of Certified Planners
- LEED Accredited Professional

Professional Affiliations:

- APA / GPA
- Urban Land Institute
- CNU

Awards:

- 2020 GPA Outstanding Planning Process for One Chamblee Comprehensive Plan
- 2019 APA Small Town and Rural Planning Division – Vernon Deines Award: Downtown Kingsport Master Plan



Adam, a Principal at TSW with more than 25 years of experience, is a planner and landscape architect who specializes in planning and revitalization of downtowns and corridors. He has worked on a variety of implemented projects, including rural to urban master plans, coding efforts, streetscape revitalization projects, and parks and open spaces. Adam has extensive experience leading public charrettes and workshops to develop realistic community vision plans.

Representative Projects:

City of Duluth On-Call Planning and Design Services (Duluth, GA) – Principal-in-Charge for Downtown Master Plan and Streetscape Improvements as part of on-call planning services for a 30-acre downtown area focusing on planning of mixed-use projects with a developer and City. The project included recommendations on how to improve the existing three acre downtown park and construction documents for Main Street and Parsons Alley that have outdoor dining, art, and entertainment space.

City of Peachtree Corners On-Call Professional Engineering and Design Services (Peachtree Corners, GA) – Principal-in-Charge for on-call consultant services that focused on planning, landscape architecture, pedestrian bridge design, sidewalks, multi-use trail, and bikeway design projects.

USDA Forest Service On-Call Services (Southeast Region) – Principal-in-Charge and Lead Planner for site planning, architectural design services, programming, landscape architecture, and civil engineering for Region 8 projects. Recent projects include site planning and design for the Puerto Rico's Corridor 191 Recreation Sites, Chickasawhay Administrative Site, Bienville Ranger District Office, London Ranger Station Administrative Site, National Seed Lab Facilities, and Southeast Regional Office.

Midtown Alliance Juniper and 12th Streets Streetscapes (Atlanta, GA) – Project Manager and Landscape Architect for streetscape master plan, guidelines, and construction documents for Atlanta arterial that connects Midtown to Downtown focused on stormwater management and includes a cycletrack.

City of Goose Creek Comprehensive Plan (Goose Creek, SC) – Principal-in-Charge for a major update to the City's comprehensive plan that involved a robust public involvement strategy, an annexation plan, redevelopment ideas for under-utilized lands in the city, and preliminary zoning update recommendations.

Fairfield County Conceptual Master Plan (Fairfield County, SC) – Principal-in-Charge for planning and design services for the Cook Road development along I-77 to develop conceptual plan options and computer-generated renderings to show transitions from commercial to residential and commercial to industrial.

Augusta Sustainable Development Implementation Program (Augusta, GA) – Project Manager for HUD sponsored 4.5-mile corridor revitalization plan focused on multi-modal transportation, urban design, and affordable housing. The program also includes an extensive public outreach effort.



Jia Li, AICP, LEED AP

Senior Associate / Small Area Plan Project Manager

Jia is a community planner specializing in incorporating design into public and private planning efforts. Jia 's experience includes a range of projects: downtown master planning, community based urban redevelopment plans, urban design, and public policy initiatives. In addition, she has excellent hand and computer graphic skills that aid in communicating ideas and concepts.

Availability:
50%

Education:
2004 Master of City and Regional Planning
Georgia Institute of Technology

2002 Master of Science in City Planning and Design, Tianjin University

1999 Bachelor of City Planning and Design, Tianjin University

Professional Status:
• American Institute of Certified Planners

Professional Affiliations:
• American Planning Association

Awards:
• 2025 Georgia Planning Association Outstanding Plan Implementation – Downtown Albany Master Plan
• 2020 Urban Guild Awards Design Excellence – Las Catalinas Beachtown



Prior to joining TSW in Fall of 2006, Jia worked with the City of Atlanta as a senior planner, where she managed a variety of city-sponsored plans. Since joining TSW, she has built on this experience to successfully lead all facets of both public and private planning efforts.

Representative Projects:

Atlanta Beltline Pittsburgh Yards Redevelopment Master Plan (Atlanta, GA) – Project Planner for small area plan to transform the 13.7-acre site into a mixed-use development that includes housing, commercial, light industrial, and community open space. The effort included a phased implementation plan and design guidelines for architectural character.

City of Sandy Springs North End Design Redevelopment Concepts (Sandy Springs, GA) – Urban Designer for different scenarios of small area redevelopment concept plans for four underutilized redevelopment sites.

Augusta Sustainable Development Implementation Program (Augusta, GA) – Project Planner and Urban Designer for HUD sponsored corridor revitalization plan focused on multi-modal transportation, urban design, and affordable housing. The plan created detailed small area plans and implementation program for a cluster of transit-oriented development neighborhoods along the corridor.

City of Albany Harlem District Revitalization Plan (Albany, GA) – Project Manager for district area-level planning for historic Harlem District that builds on the recommendations of the Downtown Albany Master Plan while focusing on historic preservation, public realm enhancements, and compatible infill development.

Stonecrest Development Plan (Stonecrest, GA) – Project Manager and Planner for development plan that focuses on a mixed-use town center area, two village centers with surrounding residential, and a riverside resort area. The development includes a variety of residential options, including senior living, multifamily, townhome, cottage, and single-family. Special consideration was given to preserving natural areas and including habitat buffers between developed areas.

Monroe Town Center LCI (Monroe, GA) – Project Planner for historic downtown core and gateway study focused on land use, urban design, and transportation solutions. The plan created a long term vision for promoting sustainable growth within its downtown core, along Broad Street, and in nearby neighborhoods.



Anna Baggett, AICP

Associate / Comprehensive Plan Project Manager

Anna joined TSW in 2022 as a community planner in the Planning Studio. With a strong background in land use policy, transportation, and climate resiliency, Anna manages and supports planning studies that manage growth with a focus on enhanced mobility and connectivity, sustainability, and community engagement.

Anna previously worked at VHB as a community planner and the Atlanta Regional Commission as a Senior Planner.

Availability: 30%

Education:

2019 Master of City & Regional Planning
Georgia Institute of Technology

2016 BBA Economics, Public Policy Emphasis, Minor in Geography
University of Georgia

Professional Status:

- American Institute of Certified Planners

Professional Affiliations:

- Georgia Planning Association–Climate Working Group Founding Member
- East Atlanta Community Association (EACA) Land Use & Zoning Committee Member

Awards:

- 2021 ARC Regional Excellence Award – Visionary Planning: East Point City Agriculture Plan



Representative Projects:

City of Dunwoody Comprehensive Plan, Georgetown Small Area Plan, and UDO Update. (Dunwoody, GA) – Project Manager for the update of Dunwoody’s 2025 Comprehensive Plan, including an innovative approach to future land use planning and “dot-less” public engagement.

City of Brookhaven Bound for 2044 Comprehensive Plan (Brookhaven, GA) – Deputy Project Manager for TSW’s role in updating the City of Brookhaven’s comprehensive plan. TSW’s role focused on future land use and character area policy, arts and culture priorities, and engagement. With strong character area foundations, the land use plan had a more nuanced approach, defining policies for specific sub-areas and integrating missing middle housing backed by technical analysis.

Barrow County Comprehensive Plan (Barrow County, GA) – Planner for a full comprehensive plan update for Barrow County—a traditionally rural county facing growth pressures from both metro Atlanta and Athens, Georgia. The plan focused on guiding denser growth in areas with planned transportation and sewer infrastructure investments to preserve agricultural land from sprawling suburban development.

Douglas County Comprehensive Plan Update and Special Area Studies (Douglas County, GA) – Deputy Project Manager for the development of Douglas County’s update to its comprehensive plan. The update focused on adding character areas that worked together with the County’s parcel-specific future land use plan. Small area plans tested out these new policies.

Paulding County Comprehensive Plan* (Paulding County, GA) – Planner for development of Paulding County’s update to its comprehensive plan that was developed in coordination with the County’s Comprehensive Transportation Plan. The update focused on defining policies for community crossroads and special areas particularly around how to preserve rural character in the face of oncoming growth.

City of College Park Comprehensive Plan Update* (College Park, GA) – Project Manager and Planner to guide future growth and development while maintaining College Park’s unique character and diverse population.

** projects completed at other firms/organizations*



Nathan Brown

Associate / Zoning Project Manager

Availability:
25%

Education:
2015 Master of Historic Preservation
Georgia State University

2011 Bachelor of Arts in Sociology
University of Georgia

Professional Affiliations:

- American Planning Association
- Georgia Planning Association
- Georgia Association of Zoning Administrators
- Urban Land Institute

Nathan is an Associate at TSW in the Planning Studio. Nathan's interest in planning began as a graduate student studying historic preservation and the history of the built environment at Georgia State University. With experience as a municipal planner at both the City of McDonough, Georgia, and the City of Atlanta, Nathan brings a diverse knowledge of urban, suburban and rural public policy. In addition to his professional experience, Nathan is also active in his neighborhood, serving as a member of the neighborhood Zoning Committee and as a volunteer soccer coach.

Prior to joining TSW in January 2023, Nathan was an Urban Planner at the City of Atlanta and a City Planner at the City of McDonough.

Representative Projects:

City of Gainesville Unified Land Development Code (Gainesville, GA) – Project Manager and Planner for the update of the city's ULDC, including a diagnostic review, legal review, and drafting of new code and updates to existing code. Update focus areas include permitted and special uses for residential and nonresidential zoning districts; Planned Unit Development standards, Subdivisions and Land Development standards; access, parking, and loading requirements; sign ordinance; buffers, landscaping, and tree protection; and zoning applications and procedures. New code focus areas include creation of a short term rental ordinance.

City of Atlanta Zoning Ordinance Rewrite (Atlanta, GA) – Community planner for zoning ordinance rewrite that includes developing alternatives for public consideration, developing content and collateral material for Focused Workshops, and presentation preparation for Idea Labs.

Hall County Unified Development Code (Hall County, GA) – Lead Planner for zoning ordinance rewrite that includes developing a unified development code, the creation of content and collateral material for Focused Workshops, and developing presentations for review of the draft code for the public and government representative.

Henry County Comprehensive Development Plan Update (Henry County, GA) – Planner for the 10 year comprehensive plan update that includes analysis of existing land use, transportation, and economic factors to develop public policy for future growth, developing content and collateral material for Focused Workshops, and presentation preparation for public engagement.

City of Atlanta Urban Planner (Atlanta, GA) – Planner for the Department of City Planning that included reviewing development plans for consistency with the city zoning ordinance, working with architects and engineers to achieve approval for entitlements, and administering the subdivision ordinance.





Bert Kuyrkendall, PE, AICP
Senior Associate / Transportation Planning

Bert, a Senior Associate at TSW, has more than 25 years of experience as a Transportation Planner and Engineer. Bert’s planning work focuses on helping cities and towns become more sustainable, just, and livable places. He has led and collaborated on numerous transportation plans, comprehensive plans, corridor studies, bike/ped network plans, and Complete Streets design projects. As an engineer and planner, Bert is able to bring a balanced approach to transportation planning and implementation. He has extensive experience in street and multimodal facility design, with a firm grasp on state and city/county design standards, including the ability to modify and draft new transportation standards. He has shepherded many projects from concept design and public input, to estimating and budgeting, grant application, schematic and engineering design, bidding, construction oversight, and maintenance.

In addition to transportation consulting roles Bert served as City Transportation Engineer for the City of Chattanooga and Transportation Design Manager for the City of Birmingham.

Representative Projects:

Johnson City Downtown Parking and Circulation Study (Johnson City, TN)
Led a comprehensive Downtown Parking and Circulation Study for Johnson City, TN, focused on improving mobility, accessibility, and future development readiness. Conducted data-driven analysis of existing parking and traffic conditions, developed circulation models, and forecasted long-term demand. Delivered phased recommendations integrating infrastructure, policy updates, and community input to enhance downtown vibrancy and efficiency.

Johnson City Downtown Parking and Circulation Study (Johnson City, TN)
Led a comprehensive Downtown Parking and Circulation Study for Johnson City, TN, focused on improving mobility, accessibility, and future development readiness. Conducted data-driven analysis of existing parking and traffic conditions, developed circulation models, and forecasted long-term demand. Delivered phased recommendations integrating infrastructure, policy updates, and community input to enhance downtown vibrancy and efficiency.

Diamondhead Drive Protected Bike Lanes* (Diamondhead, MS) – Project/Design Lead for protected bike lanes project that was one of the first projects pursued by the City as recommended in the Envision Diamondhead Comprehensive City Plan. Work on the project included providing construction plans/drawings, developing project estimates, and reviewing bidding documents.

Madison Comprehensive Plan* (Madison, AL) – Mobility Lead for Madison on Track 2045 Comprehensive Plan. Mobility plan components include: city-wide plan for streets, greenways, sidepaths, natural trails, and bikeways; prototypical street sections for future development; sidewalk mapping update and gap analysis; street connectivity analysis; travel demand model update; intersection improvement recommendations; and recommendations to accommodate proposed regional bus rapid transit.

** projects completed at other firms/organizations*

Availability:
20%

Education:
1995 Bachelor of Science in Civil Engineering
Mississippi State University

1993 Bachelor of Arts in Mathematics
Belhaven University

Professional Status:

- Registered Engineer: AL, GA, MS, TN, KY
- American Institute of Certified Planners

Professional Affiliations:

- APA
- CNU (Accredited)



David Argo

Associate / Streetscape Design

David joined TSW in 2016 as a landscape designer. David brings a thoughtful approach to site design and a passion for small details. He has 4 years of experience as a landscape designer in a variety of project settings and has worked on numerous construction document packages. David is proficient with the Adobe Creative Suite, AutoCAD, and 3D modeling/rendering software.

Prior to joining TSW in 2016, David interned with the University of Georgia Facilities Management Division, working with Landscape Architects, surveyors, sustainable design leaders, and grounds crews.

Representative Projects:

5th Street Complete Street (Atlanta, GA) – Landscape Designer for the design and construction documents for Midtown Alliance and City of Atlanta. The project follows Midtown Alliance streetscape standards and focuses on complete street enhancements, including road diets, improved ADA access, bike lane improvements, and the addition of a protected two-way cycle track.

Pace Street Corridor (Covington, GA) – Landscape Designer developing construction documents for a section of Pace Street in downtown Covington. The GDOT project included a road diet, new bike lanes, ADA-accessible curb ramps, and was flexibly-designed for future redevelopment.

Douglasville Downtown Greenspace (Douglasville, GA) – Landscape Designer for the design and construction documents for a large community park adjacent to downtown. Phase one includes a large community green and amphitheater, playground, bosque, stormwater bio-swale, streetscape enhancements, and renovation of an existing pedestrian bridge. Phase two will include frontage and parking for four mixed-use buildings.

Broad Street (Jonesboro, GA) – Landscape Designer producing construction documents for a park and streetscape adjacent to Downtown Jonesboro. Streetscape enhancements include on street parking and a planting/furniture zone buffer. Park enhancements include a greenspace, amphitheater pavilion, gateway signage, and plazas adjacent to an old firehouse, which is being renovated into a restaurant.

Juniper Streetscape (Atlanta, GA) – Landscape Designer developing construction documents for an eleven-block Atlanta arterial that connects Midtown to Downtown. Project goals focused on stormwater management, protected bike lanes, addition of on street parking, and implementation of streetscape standards.

Heritage Park (Perry, GA) – Landscape Designer producing construction documents for phase one of a community park that includes a large amphitheater and stage, along with appropriate parking. Phase two will include walking trails, splashpad, and a sculpture walk. Phase three will expand on the walking trails, and includes a large, grand open lawn that can function as multi-use fields, as well as a dog park.

Availability:

35%

Education:

1995 Bachelor of Science in Civil Engineering
Mississippi State University

1993 Bachelor of Arts in Mathematics
Belhaven University

Professional Status:

- Registered Engineer: AL, GA, MS, TN, KY
- American Institute of Certified Planners

Professional Affiliations:

- APA
- CNU (Accredited)



SECTION 3D: EVALUATION & SELECTION CRITERIA – PROJECT TEAM QUALIFICATIONS & CAPACITY



TARYN JANELLE

SENIOR CONSULTANT - 25% AVAILABILITY AS OF 6/1/26



Atlanta, GA



tjanelle@purposepossible.com

ABOUT ME

Taryn is a creative who brings a passion for equitable leadership into her over 20 years of experience in arts education and arts administration, developing and implementing programs, training and managing diverse teams, and facilitating tough conversations to create value for stakeholders and encourage both productive and inclusive work cultures.

EXPERTISE

- Program Development & Implementation
- Strategic Planning
- Process Development & Improvement
- Problem Resolution
- Cultural Planning
- Relationship Building & Management
- Succession Planning
- Board Development
- Facilitation of board meetings, retreats, and work sessions

CERTIFICATIONS

Inclusive Leadership
Issued by Catalyst, 2021

Race, Gender, and Workplace Equity
Issued by Catalyst, 2021

EDUCATION

Master of Business Administration
Everest University, Tampa, FL

Bachelor of Fine Arts in Musical Theatre
Shorter College, Rome, GA

RECENT EXPERIENCE

Purpose Possible, Senior Consultant | Atlanta, GA | 2020 - Present

While at Purpose Possible, Taryn has participated in several of the firm's cultural plans, including City of Norcross, Gwinnett Place CID, City of Atlanta District 2, a placemaking plan for Downtown Atlanta, Cumberland CID, City of Alpharetta, and is currently working with DeKalb County on a placemaking plan for the Presidential Parkway community and the cultural planning portion of the City of Avondale's Downtown Masterplan.

She has also supported a placemaking program design for Georgia Council for the Arts and is currently leading a creative placemaking and economic development grant program on behalf of Atlanta Beltline, Inc.

In addition, Taryn has led the creation of multiple strategic plans including, but not limited to Georgia Ensemble Theatre, 100 Miles, Counter Narrative Project, Healthy Mothers Healthy Babies Coalition of Georgia, and Rebuilding Together Atlanta.

360 Arts BLVD, Founder | Atlanta, GA | 2017 - Present

- Led the organization through awards of over \$15,000 in grants and development opportunities to creative professionals.
- Premiered two original works.
- Developed, wrote, and produced a touring production geared towards ages 3-7.
- Cultivated partnerships with arts organizations to provide a wide range of opportunities to creatives of all disciplines.

Synchronicity Theatre, Director of Education | Atlanta, GA | 2012 - Present

- Expanded the department to include multiple programs while growing the number of sites from two to eleven.
- Hire, train, and manage a team of instructors across multiple locations.
- Develop curriculum across all programs and create show-specific educational resources.



ELIZABETH LOW

SENIOR CONSULTANT - 75% AVAILABILITY AS OF 6/1/26



Atlanta, GA



elow@purposepossible.com

ABOUT ME

Elizabeth Low is a consultant and executive with deep knowledge of nonprofits, civic organizations, and public/private partnerships. With a deft hand, she works on organizational strategy for civic organizations, municipalities, and nonprofits. Elizabeth's work is intentionally intersectional, bringing together program leadership, stakeholder and community engagement, and effective communication within the nonprofit, business, civic and cultural sectors to create more vibrant, accessible, and equitable communities.

EXPERTISE

- Social Responsibility & Impact
- Communications
- Stakeholder Engagement
- Strategic Branding & Marketing
- Board & Donor Engagement
- Multi-Million-Dollar Fundraising
- Cultural Plans
- Project Management
- Community Engagement
- Placemaking

RECENT RELEVANT PROJECTS - AS COMMUNITY & PROJECT LEAD

- City of Atlanta City Council District 2 Arts & Culture Plan - completed 2024
- Atlanta Downtown Improvement District Placemaking Plan - completed 2023
- City of Norcross Arts & Culture Master Plan- completed 2023
- City of Alpharetta Arts & Culture Master Plan - current
- Georgia Council for the Arts Statewide Placemaking Training Program - current
- Cumberland CID Creative Placemaking Study - current

EDUCATION

BA Communication
The University of Arizona

EXPERIENCE

Purpose Possible, Community Engagement Project Lead | Atlanta, GA | 2022- Present

- Lead teams and develop strategic civic planning initiatives to produce clear and complex master plans with detailed research, vision, and actionable goals
- Manage relationships with clients, stakeholders, and outside consultants
- Design and lead stakeholder and community engagement initiatives
- Provide support to consultants across a variety of sectors, particularly the organizational development team
- **Project Highlights:** Master Cultural Plan - Atlanta District 2, Master Arts & Cultural Plan - City of Norcross, Atlanta Downtown Placemaking Plan, Central Atlanta Progress/Atlanta Downtown Improvement District, Cultural Plan - DeKalb County Presidential Parkway LCI, and Cultural Plan - City of Kennesaw LCI.

Elizabeth M. Low Consulting, Owner & President | Atlanta, GA 2007 – Present

- Provide high-touch program development, marketing and communication strategy, and fundraising expertise for clients in large, complex organizations. Lead change management for critical projects and deliver projects on-time and within budget.
- Liaise with key stakeholders, building and engaging a thriving network of experts, donors, political/policy figures, and community members.
- **Key clients:** Conserve Lake County, NeighborSpace, University of Illinois at Chicago, and the Kaufman-Hall Healthcare Leadership Conference.

Chicago Children's Choir, Senior Director of External Affairs & Other titles | Chicago, IL Nov 2016 – Oct 2021

- Led largest external-facing projects including annual fundraising program, marketing, communication strategy, and civic relations.
- Managed three direct reports, collaborated with corporate partners and 39-member high-profile Board of Directors.

Geoff Koski

KB Advisory Group

President and Owner



Geoff Koski leads the 10-person real estate and economic development consulting firm KB Advisory Group. Geoff has over 20 years of experience researching, analyzing, and reporting real estate and community development trends across the U.S. His expertise facilitates clients' wide-ranging real estate and economic development advisory needs.

Geoff and his team typically focus on work in Georgia, assessing local housing markets, economic and fiscal impacts of new real estate projects, and developing strategies for their implementation. Projects include numerous types of residential, commercial, and mixed-use. Geoff often assists public and private sector clients in maximizing the value of their real estate and development opportunities and helping Georgia cities create and use tax allocation districts (TADs).

Geoff is frequently cited in the press and at professional events as a local real estate development expert and participated as the market analyst on prestigious Urban Land Institute (ULI) Advisory Service Panels.



KB | ADVISORY GROUP

Select Project Experience

- ***City of East Point Economic Development Strategic Plan*** (2025), Director & Principal-in-Charge
- ***Atlanta Beltline, Inc. 356 University Ave. Redevelopment Market and Financial Feasibility Analysis***, Principal-in-Charge (2024)
- ***City of Fairburn Economic Development Strategic Plan*** (2024), Principal-in-Charge
- ***City of Stockbridge Economic Development Strategic Plan*** (2024), Principal-in-Charge
- ***Housing at its Core: Affordability in the Atlanta 5-County Region for ULI Atlanta*** (2023)

Prior Professional Experience

- Director of Consulting – RCLCO

Community Work

Urban Land Institute (ULI)

- Full Member
- National Product Council – Redevelopment and Reuse
- National Advisory Service Panels (x6)
- ULI Atlanta
 - Advisory Board
 - Center for Leadership, 2016
 - Past Chair – UrbanPlan Committee
 - Chair – Livable Communities Council
- Atlanta Regional Commission (ARC)
 - Regional Leadership Institute (RLI), 2021
- Atlanta Neighborhood Development Partnership (ANDP) – Advisory Board

Tate Wilson, AICP

KB Advisory Group

Managing Director

Tate Wilson applies her urban planning experience and interest in developing healthier cities as a senior contributor to KB Advisory Group.

In addition to her past real estate market analysis work her experience includes promoting balanced and responsible growth through policy analysis, public engagement, and membership input at the Council for Quality Growth, where she engaged with regulatory issues related to land use, planning, development, and growth throughout metro Atlanta.

Tate has managed projects for KB Advisory Group, including city-wide housing studies, Livable Centers Initiative (LCI) community redevelopment planning, real estate market analyses for private and public-sector clients, economic impact and development strategies for numerous community improvement districts (CIDs) in the Atlanta metro area.

Education

Master of City and Regional Planning,
Georgia Institute of Technology

Bachelor of Science, Oglethorpe University



KB | ADVISORY GROUP



Select Project Experience

- ***City of Fairburn Comprehensive Plan*** (2025)
- ***Atlanta Beltline, Inc. Murphy Crossing Redevelopment Market Feasibility Analysis*** (2025)
- ***City of Dahlonega Revitalization Plan*** (2025)
- ***City of Dacula Downton Mixed Use Real Estate Market Analysis*** (2025)
- ***City of Fairburn Economic Development Strategic Plan*** (2024)
- ***City of Stockbridge Economic Development Strategic Plan*** (2024)
- ***Housing at its Core: Affordability in the Atlanta 5-County Region for ULI Atlanta*** (2023)

Prior Professional Experience

- Senior Policy Analyst - Council for Quality Growth, Atlanta, GA
- Real Estate Consultant - Noell Consulting Group
- Mayor's Office of Resilience - City of Atlanta, GA

Gabby Oliverio, AICP

KB Advisory Group

Senior Manager

Gabby Oliverio joined KB Advisory Group after completing her Master of Science in City & Regional Planning at Georgia Tech where she specialized in Economic Development. In her role, Gabby manages multiple projects and uses her experience to construct analysis models, create visualizations for data-driven storytelling, and develop short-term and long-term strategies for communities across Georgia and the southeast.

While at KB Advisory Group, Gabby has applied her economic development background to help lead both city and countywide economic development strategic plans, conduct economic and fiscal impact analyses for public and private developments, and assist communities in leveraging economic development tools such as Tax Allocation Districts (TADs).

Her other experience includes federal procurement in Washington, DC, with the General Services Administration and various roles with the Georgia Department of Economic Development.

Education

Master of City and Regional Planning,
Georgia Institute of Technology

Bachelor of Science in Economics and
International Affairs, Georgia Institute of
Technology



KB | ADVISORY GROUP



Select Project Experience

- ***Cumberland Community Improvement District Economic Impact Assessment*** (2026)
- ***City of Fairburn Comprehensive Plan*** (2025)
- ***City of East Point Economic Development Strategic Plan*** (2025)
- ***Decide DeKalb Strategic Economic Development Plan*** (2025)
- ***Bartow County TAD #3 Redevelopment Plan*** (2024)
- ***City of Fairburn Economic Development Strategic Plan*** (2024)
- ***City of Stockbridge Economic Development Strategic Plan*** (2024)

Prior Professional Experience

- Realty Specialist, General Services Administration – Washington, DC
- Trade Assistant, Southern United States Trade Association – Atlanta, GA
- Urban Agriculture Intern, Mayor's Office of Resilience – City of Atlanta, GA
- International Trade Intern, Georgia Department of Economic Development – Atlanta, GA

Ability to Manage Multiple Task Orders

TSW's ability to successfully perform complex planning and architectural assignments is founded on over three decades of continuous service to Georgia municipalities and public agencies. Our multidisciplinary structure, combining planning, transportation planning, landscape architecture, and architecture, in one office, provides fully integrated project delivery from concept through construction. This structure allows our team to respond quickly to client needs, coordinate across disciplines internally, and ***manage multiple concurrent assignments efficiently without compromising quality.***

TSW maintains rigorous project management systems, including detailed work plans, QA/QC procedures, and milestone tracking to ensure deliverables are completed on schedule and within budget. Our project managers have extensive experience leading public-sector projects governed by municipal procurement and contracting requirements, and we consistently earn repeat work due to our responsiveness, technical accuracy, and ability to anticipate and resolve challenges before they impact schedules or budgets. Our firm's demonstrated performance includes delivering a broad range of facility and master planning projects for local governments—each with unique programmatic, community, and budget constraints. In every case, TSW has met or exceeded client expectations by maintaining open communication, providing innovative yet buildable design solutions, and ensuring coordination with city staff, stakeholders, and contractors through every phase of the project.

The TSW Team's proven ability to manage scope, maintain quality, and meet tight timelines demonstrates our readiness to perform the full range of planning services requested by the City of Stockbridge.

Public Engagement Approach

Creative Outreach and Engagement Strategy

TSW will implement a focused and community-centered engagement strategy tailored to the City of Stockbridge Planning Services RFP and the City's unique growth, redevelopment, and community development priorities. Engagement will play a central role throughout the planning process, informing key decisions related to land use, zoning, redevelopment, mobility, housing, economic development, urban design, parks and recreation, and implementation priorities while ensuring broad and meaningful participation across the community.

TSW views engagement as essential to both planning and successful implementation. By aligning outreach with major decision points and maintaining a transparent feedback loop, the process will build a shared vision that is community-supported, actionable, and reflective of local priorities. Our approach combines in-person engagement, targeted stakeholder coordination, and accessible digital tools to build awareness, encourage participation, and clearly demonstrate how public input shapes planning recommendations and policy direction.

Key Audiences

Engagement efforts will focus on stakeholders who shape and are impacted by the City's future growth and development, with particular emphasis on reaching diverse and underrepresented populations. Key audiences include residents from established and emerging neighborhoods; business owners and property owners; developers and redevelopment stakeholders; community organizations and advocacy groups; youth and senior populations; local institutions and civic organizations; and City leadership, boards, commissions, and staff.

Recognizing the importance of inclusive participation, TSW will prioritize accessible engagement opportunities and targeted outreach strategies designed to reduce barriers to participation and expand community involvement. The team will coordinate with local organizations, schools, faith-based groups, community networks, and existing outreach channels to connect with a broad cross-section of the Stockbridge community.

Engagement by Phase

Engagement activities will align with major project milestones and planning decisions throughout the process.

During the existing conditions and visioning phase, engagement will focus on understanding community priorities, identifying opportunities and challenges, and defining a shared vision for Stockbridge's future related to growth, redevelopment, mobility, housing, infrastructure, economic development, and quality of life.

During concept and policy development, engagement will test land use scenarios, redevelopment opportunities, zoning considerations, transportation improvements, urban design concepts, and policy recommendations while gathering feedback on community preferences, priorities, and tradeoffs.

SECTION 3E: **EVALUATION & SELECTION CRITERIA – PUBLIC ENGAGEMENT APPROACH**

During plan refinement and implementation, engagement will confirm recommendations, prioritize improvements and action items, and support development of a realistic and phased implementation strategy aligned with City goals, operational capacity, and available funding opportunities.

Each phase will be guided by targeted questions and engagement objectives to ensure community input directly informs plan development, policy direction, and implementation priorities throughout the process.

Engagement Methods

TSW will use a complementary mix of in-person and digital engagement tools to reach a broad audience and encourage meaningful participation. Engagement methods may include:

- Community workshops and public open houses
- Pop-up engagement events at community gathering spaces and City events
- Stakeholder interviews and small group discussions
- Interactive visioning exercises and design activities
- Corridor and neighborhood tours
- Online surveys and interactive mapping tools
- Social media outreach and digital engagement campaigns
- Presentations to boards, commissions, and community organizations
- Youth-focused and targeted stakeholder engagement activities

The engagement process will emphasize visually compelling, interactive, and easy-to-understand materials that help participants understand opportunities, tradeoffs, and planning concepts.

The following pages illustrate how these strategies will be brought to life through tailored engagement tools.

Coordination, Integration, and Documentation

TSW will coordinate closely with City staff, elected officials, project stakeholders, and advisory groups throughout the planning process. Engagement efforts will be integrated with ongoing City initiatives and coordinated with partner organizations and community groups to maximize participation and avoid duplication of outreach efforts.

The TSW Team will monitor participation levels and adjust engagement strategies as needed to ensure meaningful involvement across audiences and geographic areas of the City. Engagement outcomes will be documented through summaries, visual materials, participation tracking, and milestone updates that clearly communicate how community feedback informs planning recommendations and implementation priorities.

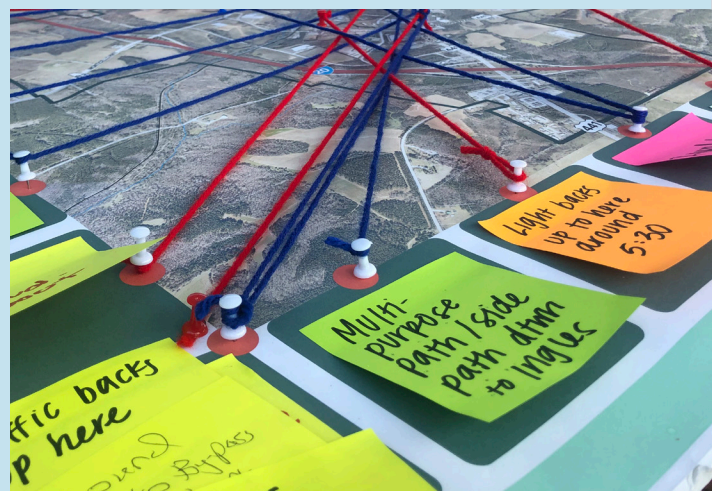
Through this collaborative and transparent process, TSW will help the City of Stockbridge build a shared vision for the future that is broadly supported, practical to implement, and reflective of the community's aspirations and long-term goals.

A Year Without Dots

Engaging the community is critical to comprehensive planning, but getting people engaged in high-level, long-range planning can be a difficult task. Our team has spent the last year developing innovative activities and approaches that are not only fun and creative, but net high-quality feedback and buy-in.

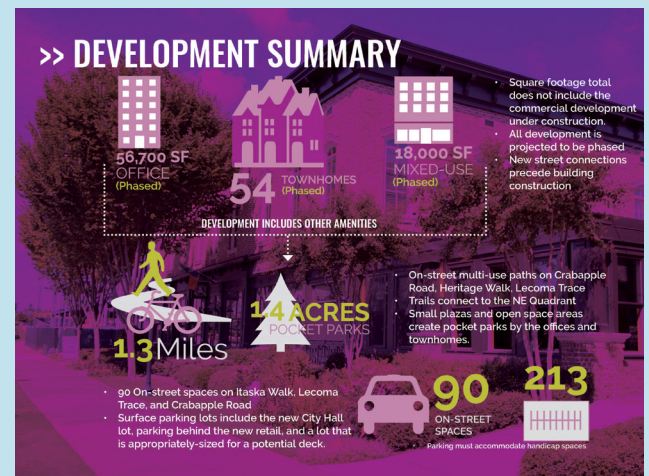
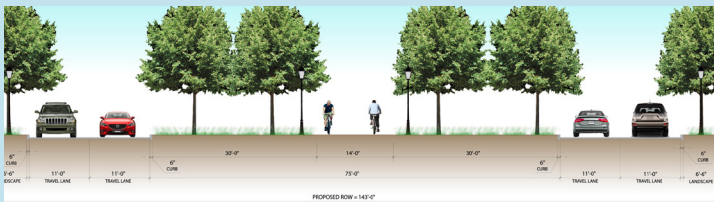
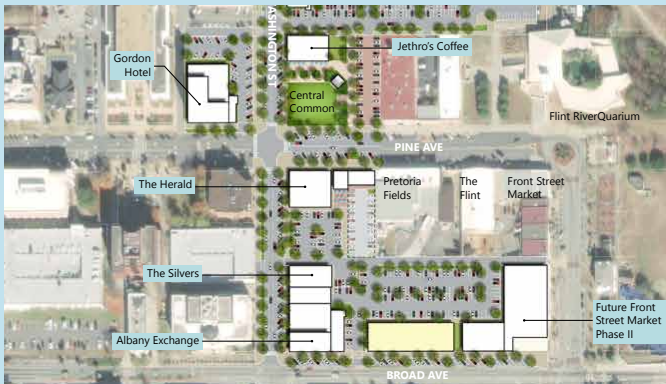
We Go the Extra Mile in Creating Fun, Meaningful Opportunities for Engagement

Over the years, dot stickers have become more and more common as an easy-to-use tool for getting public feedback. But are they really the best tool for the job? And do they provide the most meaningful feedback? From August 2024 to August 2025, the TSW Planning Studio staff pledged to go a full year without using dots, in an effort to keep engagement fresh, fun, and—most of all—enriching for community members. By refraining from using dots, TSW was able to design creative engagement methods that have resulted in rewarding dialogues with community members and some of our strongest plans to date. The experiment was such a success that the team, although not tied to a pledge, plans to continue this through 2026 and beyond.

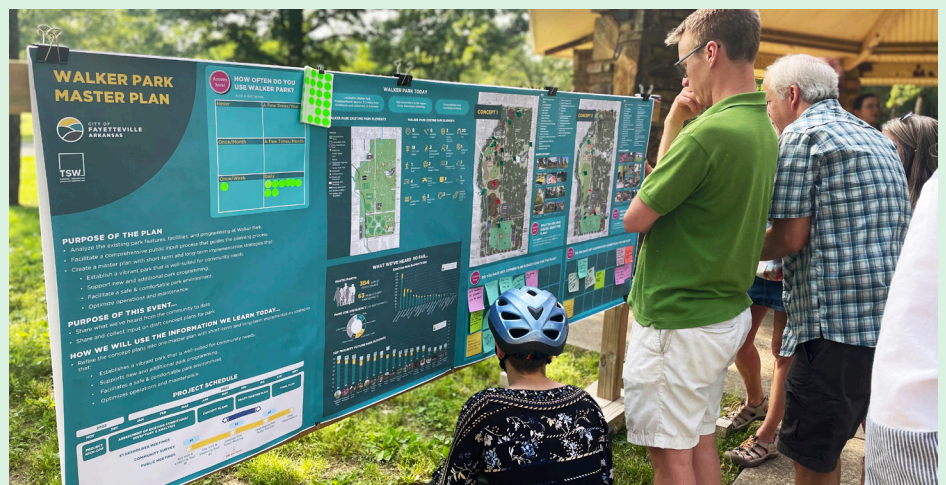
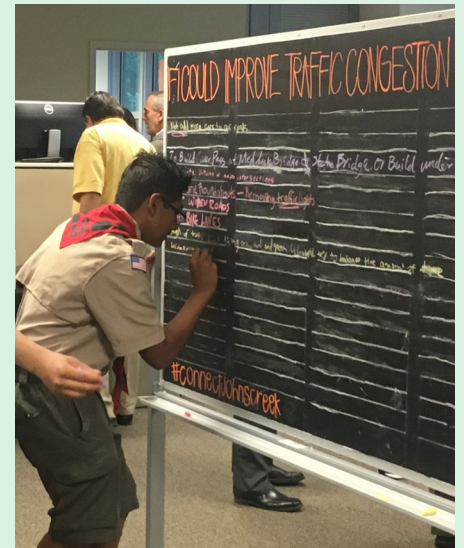


Visioning Graphics

TSW strongly believes in the power of marketing and graphic techniques to convey concepts, achieve consensus, and get people excited about ideas as part of the public engagement effort. We employ a variety of these techniques as part of every project, including: design guidelines, executive summary documents, perspective renderings, AutoCAD street and building sections, SketchUp 3D modeling, ArcGIS mapping, Revit computer-generated renderings, Photoshop before and after renderings, PowerPoint presentations, and visual preference and community surveys.



Previous Community Engagement Efforts



Cost Proposal

See Exhibit I – Cost Proposal for TSW Team Hourly Rates

Conflict of Interest Disclosure

TSW has no current or recent representation of private developers, property owners, or entities with active or pending development interests within the City of Stockbridge.

ADDENDUM NO. 1 Questions & Answers

Solicitation No.: RFP 2026-0009

Solicitation Title: On-Call Planning Services

ATTENTION ALL POTENTIAL BIDDERS:

- ☒ **MUST ADDENDUM. READ CAREFULLY AND FOLLOW ALL INSTRUCTIONS.**
This addendum forms a part of the contract documents, modifies the original bidding documents and shall be as binding as if contained therein.
- ☒ Return Addendum with Bid Submittal. Failure to do so may subject the Bidder to disqualification.
- ☒ Return Completed Revised Bid Pricing Sheets with Bid Submittal.

1. ADDITIONS / CLARIFICATIONS / QUESTIONS & ANSWERS

Q1. Exhibit C has two Section Threes (3. Conflict of Interest - bottom of page 40, and 3. Executive Summary - top of page 41). Can the City confirm if the Conflict-of-Interest Disclosure is meant to be its own section or included with 2. Cost Proposal Requirements?

A1. The Conflict-of-Interest Disclosure is intended to be a separate section of the proposal and is not part of the Cost Proposal Requirements section. Due to a numbering error in Exhibit C, both the Conflict-of-Interest Disclosure and Executive Summary were inadvertently labeled as Section 3. The Conflict-of-Interest Disclosure should be included within the Technical Proposal submission and not within the Cost Proposal.

Q2. Previous RFPs have included a Cost Proposal form. Is there a specific format that the City would like followed, or is the inclusion of rates at the discretion of the bidder?

A2. No. Offerors may submit their own cost proposal format at their discretion, provided they comply with the requirements set forth in the Cost Proposal Requirements section.

Q3. Is the expectation that proposing firms return completed forms, or is this intended for use by the City of Stockbridge only? For example, should proposing firms ask client references to complete the Reference Verification Form and include it with their proposal, or should proposing firms only fill out the reference organization name and project title on the form, allowing your team to contact the references directly?

A3. The reference forms should simply be completed by the Offeror. It is only for internal use.

Q4. On pages 40-41 of the RFP, there appears to be two separate items labeled as number 3: one is the Conflict-of-Interest Disclosure, and the other is the Executive Summary. However, at the top of page 40, the conflict-of-interest form is not listed under the requested materials. Are proposing firms expected to provide both a Conflict-of-Interest Disclosure and an Executive Summary? If yes, please advise where you would like us to include the Conflict-of-Interest Disclosure within our proposal.

A4. Yes. Offerors are expected to provide both a Conflict-of-Interest Disclosure and an Executive Summary. The duplicate numbering in Exhibit C is a clerical error. The Conflict-of-Interest Disclosure should be treated as a separate proposal section and included within the Technical Proposal submission. It is not part of the Cost Proposal Requirements section and should not be included with the separate Cost Proposal submission. For organizational purposes, Offerors may include the Conflict-of-Interest Disclosure immediately following the Executive Summary or as a separately labeled section within their Technical Proposal.

Q5. Can the City please modify Exhibit H (Reference Verification Form) so that each reference begins on a separate page? This would allow us to send individual pages to each client for signature and return, without disclosing other clients' reference information.

A5. No. The City will not modify Exhibit H. Offerors are not required to obtain signatures or completed responses from their references. Exhibit H is intended to be completed and submitted by the Offeror as part of the proposal package for the City's internal evaluation process. Therefore, separate reference pages are not necessary.

Q6. The Bonfire portal lists separate required upload fields for the Proposal Letter and Exhibits A–I. Could the City please clarify where Offerors should upload the full Technical Proposal response, including the Cover Letter, Executive Summary, Evaluation and Selection Criteria response, team qualifications, project experience, and public engagement approach?

A6. Yes, these should be loaded separately into the appropriate fields.

Q7. Exhibit C includes the Request for Proposal Process and outlines the required proposal content, including Cover Letter, Executive Summary, Evaluation and Selection Criteria, Cost Proposal Requirements, Conflict of Interest Disclosure, and certification. Should Offerors upload the full Technical Proposal response under Exhibit C – SAP and RFP Docs, or should it be uploaded under a different Bonfire field?

A7. The full Technical Proposal should be uploaded under the Exhibit C – SAP and RFP Documents upload field. This submission should include the Cover Letter, Executive Summary, Evaluation and Selection Criteria responses, project experience, team qualifications, public engagement approach, and Conflict of Interest Disclosure. Cost information should not be included in this submission and must be uploaded separately under Exhibit I – Cost Proposal.

Q8. The Bonfire portal shows Exhibit B – Scope of Work as a required PDF upload. Since Exhibit B appears to be the Scope of Work and Specifications and does not appear to include a proposer signature page, should Offerors upload an acknowledgment of Exhibit B, a signed copy of Exhibit B, or include the Technical Proposal response in this upload field?

A8. Offerors are not required to sign Exhibit B. To satisfy the Bonfire upload requirement, Offerors may upload a copy of Exhibit B as provided in the solicitation documents. The Technical Proposal should be uploaded under Exhibit C and should not be uploaded in lieu of Exhibit B.

Q9. The Bonfire portal shows Exhibit A – General Conditions as a required PDF upload. Should Offerors sign and upload the contract/general conditions pages at proposal submission, or is Exhibit A intended to be acknowledged and completed only by the awarded Service Provider?

A9. Offerors are not required to execute the contract signature pages contained within Exhibit A at the proposal stage. Submission of a proposal constitutes acknowledgment and acceptance of the General Conditions. Formal execution of the contract documents will occur following award.

Q10. Page 1 states that the Cost Proposal must be submitted as a separate document and that pricing information should not be included in any other section of the RFP submittal. Exhibit C also includes “Cost Proposal Requirements” within the proposal process section. Could the City please confirm that all pricing information should be included only in the separate Exhibit I – Cost Proposal upload and excluded from the Technical Proposal/Exhibit C response?

A10. Yes, that is correct. Pricing should only be included in the Cost Proposal Exhibit and nowhere else in the responses.

Q11. Exhibit H includes Reference Verification Forms with questions and signature lines. Should Offerors obtain completed and signed forms from references and upload them with the proposal, or should Offerors provide reference contact information for the City to verify directly?

A11. Offerors should simply fill out the reference forms and submit them, as they are for internal evaluation process only.

Q12. Exhibit H lists the solicitation number as RFP 2026-00004, while the solicitation is identified elsewhere as RFP 2026-00009 On-Call Professional Planning Services. Should Offerors revise the form to reference RFP 2026-00009, or submit the form exactly as provided?

A12. The reference to RFP No. 2026-00004 is a clerical error. The correct solicitation number is RFP No. 2026-00009. Offerors should reference RFP No. 2026-00009 in all proposal documents and forms.

Q13. Exhibit C requires disclosure of current or recent representation of private developers, property owners, or entities with active or pending development interests within the City of Stockbridge.

Should this disclosure be included in the Technical Proposal/Exhibit C response, submitted as a separate upload, or included with the required forms?

A13. The Conflict-of-Interest Disclosure should be included within the Offeror's Technical Proposal response under Exhibit C. A separate upload is not required unless otherwise specifically requested by the City. Offerors should clearly identify the disclosure as a separate section within their proposal.

Q14. Exhibit E states that the Service Provider must secure a written drug-free workplace certification from any subcontractor. Could the City please confirm whether subconsultants are required to complete and sign Exhibit E — Drug-Free Workplace and submit it with the proposal, or whether Exhibit E is required only from the prime contractor at proposal submission, with subcontractor certifications provided after award if applicable?

A14. This is only for the prime at this stage. If needed further certifications for subs can be gathered at a later time.

Q15. Exhibit I states that this is an on-call contract with no guaranteed workload and that no total contract value should be proposed. Could the City please confirm that the Cost Proposal should include only the required fully burdened hourly rate schedule and task-order pricing approach, and that any total price field should be marked “Not Applicable”?

A15. Yes, that is correct.

Q16. Can you please provide a copy of the City of Stockbridge, GA, Financial Management Policies Purchasing Policy mentioned in form Exhibit F - Purchasing Policy Addendum.

A16. A copy of the City's Purchasing Policy is available on the City of Stockbridge website. The applicable link is provided in Exhibit F – Purchasing Policy Addendum.

Q17. Have any of the Exhibit letters shifted from the previous RFP? Also, Exhibit H form (References), has the previous RFP number 2026-20004 instead of 2026-00009. Are there any other changes to the forms? I want to use our forms from the previous RFP and want to make sure the letters or content didn't change. Thanks!

A17. Other than the correction of the solicitation number from RFP No. 2026-00004 to RFP No. 2026-00009, the City is not aware of any substantive changes to the referenced forms. Offerors should use the forms included with this solicitation and reference RFP No. 2026-00009 throughout their submission.

Q18. Page 55 includes the formula “Lowest Overall Annual Contract Cost / Proposer’s Price x? = Price Score,” but the Evaluation Criteria list Cost Proposal as 5 points. Could the City please confirm the intended multiplier and how cost will be evaluated given that the contract is on-call with no guaranteed annual contract value?

A18. The formula referenced on Page 55 is intended only to illustrate the City's general approach to evaluating pricing. Because this is an on-call contract with no guaranteed annual contract value, Offerors are not required to submit an overall annual contract cost. Cost will be evaluated based on the reasonableness and competitiveness of the fully burdened hourly rate schedule submitted in Exhibit I. As stated in the Evaluation Criteria, the Cost Proposal is worth a maximum of five (5) points. The City reserves the right to consider the overall pricing structure, consistency of rates, and anticipated value to the City when assigning cost scores.

Q19. For revitalization plans and DCA funding opportunities, is the City seeking grant identification and application support in addition to planning and implementation strategies?

A19. Yes. The City anticipates that on-call services may include assistance with identifying potential funding opportunities, evaluating grant eligibility, and providing grant application support when requested. However, the specific scope of services for each task order will be defined by the City at the time of issuance.

Q20. Does the City anticipate selecting a single consultant team or establishing a pool of qualified firms for on-call services?

A20. The City currently anticipates awarding the contract to a single consultant team. The final award decision will be based on the evaluation of proposals and the City's determination of the firm that provides the best overall value and qualifications to meet the City's needs.

Q21. Are we to submit hourly rates pertaining to page 54, Exhibit I, section A? Or, per section B, are we to submit a plan for by-task-order hourly rates?

A21. Offerors should submit the hourly rates requested in Exhibit I, Section A. Pursuant to Exhibit I, Section B, the City anticipates negotiating and issuing individual task orders based upon the specific scope, staffing requirements, and level of effort associated with each assignment.

Q22. Is there a budget for the overall on-call?

A22. No specific funding amount has been established for the on-call contract. Services will be utilized on an as-needed basis and task orders will be issued subject to available funding, project needs, and City approval requirements.

Q23. Could the City please define "housing redevelopment" as listed on page 42, section IV, item 3?

A23. For purposes of this solicitation, "housing redevelopment" generally refers to planning, policy development, redevelopment strategies, market analysis, housing needs assessments, corridor and neighborhood revitalization initiatives, affordable and workforce housing strategies, redevelopment opportunity identification, and related implementation activities intended to support the City's housing and community development goals.



City of Stockbridge Purchasing Division

City of Stockbridge City Hall
4640 North Henry Boulevard
Stockbridge, Ga 30281

In the event of any inconsistency between Bonfire upload field descriptions and the solicitation documents, the solicitation documents and any issued addenda shall govern.



EXHIBIT D

GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT AFFIDAVIT

Contractor(s) Name: **TSW**

Address: **1447 Peachtree Street NE, Suite 850, Atlanta, GA 30309**

By executing this affidavit, the undersigned person or entity verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm, or corporation that is registered with, is authorized to participate in, and is participating in the federal work authorization program commonly known as E-Verify,* in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. The undersigned person or entity further agrees that it will continue to use the federal work authorization program throughout the contract period, and it will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the undersigned with the information required by O.C.G.A. § 13-10-91(b).

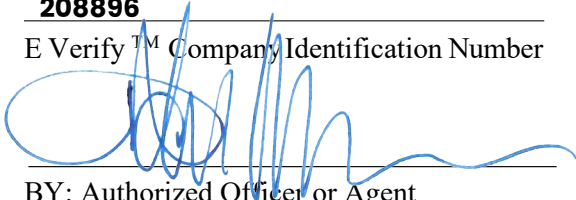
The undersigned person or entity further agrees to maintain records of such compliance and provide a copy of each such verification to the City of Stockbridge within five (5) business days after any subcontractor(s) is/are retained to perform such service.

208896

E Verify™ Company Identification Number

April 24, 2009

Date of Authorization



BY: Authorized Officer or Agent

(Name of Person or Entity) **Adam Williamson**

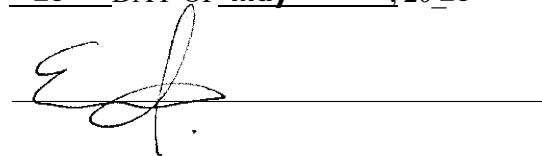
May 26, 2026

Date

SUBSCRIBED AND SWORN BEFORE

ME ON THIS THE

26 DAY OF **May**, 20**26**



Notary Public

My Commission Expires: **July 9, 2029**

* **or any subsequent replacement** operated by the United States Department of Homeland Security or any equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-60

EXHIBIT D

GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT AFFIDAVIT

Subcontractor Affidavit under O.C.G.A. § 13-10-91(b)(3)

By executing this affidavit, the undersigned subcontractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services under a contract with (name of contractor) on behalf of (name of public employer) has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. Furthermore, the undersigned subcontractor will continue to use the federal work authorization program throughout the contract period and the undersigned subcontractor will contract for the physical performance of services in satisfaction of such contract only with sub-subcontractors who present an affidavit to the subcontractor with the information required by O.C.G.A. § 13-10-91(b). Additionally, the undersigned subcontractor will forward notice of the receipt of an affidavit from a sub-subcontractor to the contractor within five business days of receipt. If the undersigned subcontractor receives notice that a sub-subcontractor has received an affidavit from any other contracted sub-subcontractor, the undersigned subcontractor must forward, within five business days of receipt, a copy of the notice to the contractor. Subcontractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

1672764

Federal Work Authorization User Identification Number

05/05/2021

Date of Authorization

Purpose Possible, LLC

Laura Z, LAURA MOODY

Name of Subcontractor

RFP No. 2026-00009 On-Call Professional Planning Services

Name of Project

City of Stockbridge

Name of Public Employer

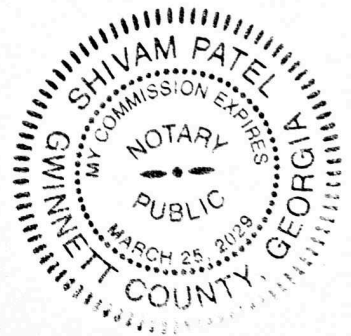
SUBSCRIBED AND SWORN

BEFORE ME ON THIS THE

30 DAY OF May, 2026

Shiv Patel

[NOTARY SEAL]



Notary Public

My Commission Expires: 03/25/29

CONTRACTOR AFFIDAVIT UNDER O.C.G.A. § 13-10-91(b)(1)

By executing this affidavit, the undersigned contractor verifies its compliance with O.C.G.A. § 13-10-91 and attests as follows:

- 1.The undersigned contractor is authorized to enter into this contract.
- 2.The contractor is registered with and participates in the federal work authorization program (E-Verify).
- 3.The contractor's Federal Work Authorization User Identification Number is:

16123

- 4.The date of authorization for use of E-Verify is:

11/08

- 5.The contractor will continue to use the federal work authorization program throughout the contract period.

- 6.The contractor will contract for the physical performance of services only with subcontractors who present a similar affidavit.

Name of Contractor: Bleakly Advisory Group, Inc. d/b/a KB Advisory Group

By: Geoff Koski

Signature: _____

Title: President

Date: May 28, 2026

NOTARY PUBLIC

State of: Georgia

County of: Fulton

Subscribed and sworn before me on this 27 day of May, 2026

Notary Public Signature: Qu

My Commission Expires: 09-11-2028

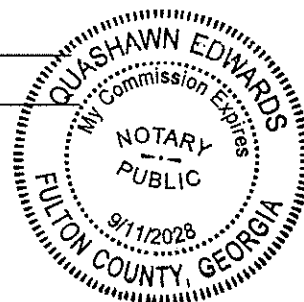


EXHIBIT E

DRUG-FREE WORKPLACE

The undersigned certifies that the provisions of Code Sections 50-24-1 through 50-24-6 of the Official Code of Georgia Annotated, relating to the “Drug-free Workplace Act”, have been complied with in full.

The undersigned further certifies that:

- (1) A drug-free workplace will be provided for the Service Provider’s employees during the performance of the Contract; and
- (2) Each Service Provider who hires a subcontractor to work in a drug-free workplace shall secure from the subcontractor the following written certification:

“As part of the subcontracting agreement with _____(Service Provider),
_____(subcontractor) certifies to the Service Provider that a drug-free workplace will be provided for the subcontractor’s employees during the performance of this Contract pursuant to paragraph (7) of the subsection (b) of Code Section 50-24-03.”

Also, the undersigned further certifies that he/she will not engage in the unlawful manufacture, sale, distribution, dispensation, possession, or use of a controlled substance or marijuana during the performance of the Contract.

TSW

Company Name

May 26, 2026

BY: Authorized Officer or Agent

Date

(Service Provider Signature)

Principal

Title of Authorized Officer or Agent of Service Provider

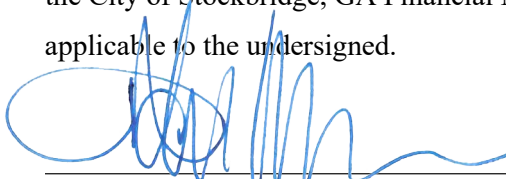
Adam Williamson

Printed Name of Authorized Officer or Agent

End of Exhibit E.

EXHIBIT F
PURCHASING POLICY ADDENDUM

I, **Adam Williamson**, hereby certify that I have received certify that I have received a copy of the City of Stockbridge, GA, Financial Management Policies Purchasing Policy which can be found at <https://stockbridgega.org/departments/procurement-division> and agree to comply with all requirements of the City of Stockbridge, GA Financial Management Policies Purchasing Policy to the extent the policy is applicable to the undersigned.

 **May 26, 2026**

BY: Authorized Officer or Agent Date
(Service Provider Signature)

Principal

Title of Authorized Officer or Agent of Service Provider

Adam Williamson **May 26, 2026**

Printed Name of Authorized Officer or Agent Date

End of Exhibit F.

EXHIBIT H
REFERENCE VERIFICATION FORM

SOLICITATION NUMBER: RFP 2026-00004

SOLICITATION TITLE: **On-Call Professional Planning Services**

Proposing Firm (List name exactly as provided in the proposal):

TSW

Date of Verification:

5/27/26

Reference Organization:

City of Duluth

Project Verified (include the Project Name / Title and brief description of the Project):

Downtown Duluth Streetscapes - Main Street + Parsons Alley

Person Contacted:

James Riker

Title of Contract:

City Manager

Telephone and extension:

770.225.8827

Email Address:

jriker@duluthga.net

Questions: Yes/No

1. Were you satisfied with the Company/Organization's overall performance? **YES**
2. Did the company adhere to the scope of work and proposal requirements? **YES**
3. Did the company provide service as agreed upon? **YES**
4. Would you contract with this company again? **YES**

Additional Comments (if any):

TSW DID A GREAT JOB. WE WOULD CERTAINLY USE
THEM AGAIN. FEEL FREE TO CALL WITH QUESTIONS
770 476 - 3434.

Signature and Date:

 JAMES RIKER 5/27/26

End of Exhibit I.

EXHIBIT H
REFERENCE VERIFICATION FORM

SOLICITATION NUMBER: RFP 2026-00004

SOLICITATION TITLE: **On-Call Professional Planning Services**

Proposing Firm (List name exactly as provided in the proposal):

TSW

Date of Verification: May 27, 2026

Reference Organization: **City of Powder Springs**

Project Verified (include the Project Name / Title and brief description of the Project:

Powder Springs Comprehensive Plan, Design Guidelines, and Thurman Springs Park & Amphitheater

Person Contacted: **Pam Conner**

Title of Contract: **City Manager**

Telephone and extension: **770.943.1666**

Email Address: **pconner@cityofpowdersprings.org**

Questions: Yes/No

1. Were you satisfied with the Company/Organization's overall performance? Yes
2. Did the firm adhere to the scope of work and proposal requirements? Yes
3. Did the firm provide service as agreed upon? Yes
4. Would you contract with this firm again? Yes

Additional Comments (if any):

The City has engaged this firm multiple times for more than a decade, which is indicative of the trust we place in them. Over the course of this longstanding relationship, the firm has consistently demonstrated a high degree of professionalism, expertise, and commitment. Their work has been invaluable and has contributed meaningfully to shaping our footprint and advancing our objectives

Signature and Date:

Pamela B Conner

May 27, 2026

EXHIBIT H
REFERENCE VERIFICATION FORM

SOLICITATION NUMBER: RFP 2026-00004

SOLICITATION TITLE: **On-Call Professional Planning Services**

Proposing Firm (List name exactly as provided in the proposal):

TSW

Date of Verification: **May 28, 2026**

Reference Organization: **City of Locust Grove**

Project Verified (include the Project Name / Title and brief description of the Project):

Locust Grove Downtown Redevelopment/Growth Plan Heart of Locust Grove

Person Contacted: **Bert Foster**

Title of Contract: **Assistant City Manager**

Telephone and extension: **770.957.5043**

Email Address: **bfoster@locustgrove-ga.gov**

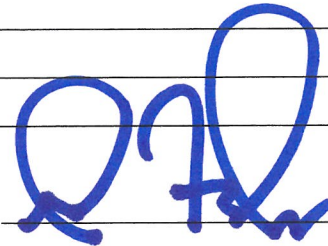
Questions: Yes/No

- | | |
|--|------------|
| 1. Were you satisfied with the Company/Organization's overall performance? | YES |
| 2. Did the firm adhere to the scope of work and proposal requirements? | YES |
| 3. Did the firm provide service as agreed upon? | YES |
| 4. Would you contract with this firm again? | YES |

Additional Comments (if any):

Project is on-going.

Signature and Date:



5/28/26



City of Stockbridge

AGENDA ITEM

MEETING DATE

JULY 28, 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:

CONTRACT APPROVAL FOR ON-CALL PROFESSIONAL PLANNING SERVICES WITH T.S.W. DESIGN. Council consideration of a resolution authorizing the approval of an on-call professional planning services contract with TSW Design to provide planning, zoning, redevelopment, transportation, housing, and related planning services on an as-needed basis for the City of Stockbridge. This contract will enable the City to efficiently obtain specialized planning expertise through task orders to support current and future planning initiatives.

BACKGROUND INFORMATION:

The City issued RFP No. 2026-0009 seeking qualified firms to provide professional on-call planning services, and proposals were evaluated based on experience, technical expertise, team qualifications, public engagement approach, and cost. Following the evaluation process, TSW Design received the highest overall score and is recommended for award based on its demonstrated qualifications, experience, and ability to meet the City's planning needs. The project fee amounts would vary based on the types and scopes of the individual tasks to be performed, to be determined as the needs arise. GL 100-74100-521200. Forecasted amount: \$102,000.

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: 9f176c0b-1628-4926-950b-2b013c5f7b9

CITY ATTORNEY

☒ FINANCIAL IMPACT ☐ N/A

AMOUNT:

102,000.00

ATTACHMENTS:

☐

ITEM/PROJECT/EVENT:

Contract Approval for On-Call Professional Planning Services with TSW Design.

STAFF RECOMMENDATION:

Approval.

eSigned via GovOS.com

R. Ryan Anderson

Key: 7cb6a9e3-7863-4556-a458-502734485a09

2026-0009 On-Call Planning Services - On-Call Planning Services

Project Overview

Project Details	
Reference ID	2026-0009 On-Call Planning Services
Project Name	On-Call Planning Services
Project Owner	Jeremy Andrews
Project Type	RFP
Department	Purchasing
Budget	\$0.00 - \$0.00
Project Description	The City of Stockbridge is soliciting proposals from qualified firms to provide professional planning services on an on-call, as-needed basis. This solicitation does not guarantee a minimum amount of work. Services will be authorized on an as-needed, task-order basis at the City's sole discretion.
Open Date	May 18, 2026 3:00 PM EDT
Close Date	Jun 17, 2026 2:00 PM EDT

Highest Scoring Supplier	Score
TSW Design	93.95 pts

Conflict of Interest

Declaration of Conflict of Interest You have been chosen as a Committee member for this Evaluation. Please read the following information on conflict of interest to see if you have any problem or potential problem in serving on this committee. ## Code of Conduct All information related to submissions received from Suppliers or Service Providers must be kept confidential by Committee members. ## Conflict of Interest No member of a Committee shall participate in the evaluation if that Committee member or any member of his or her immediate family: * has direct or indirect financial interest in the award of the contract to any proponent; * is currently employed by, or is a consultant to or under contract to a proponent; * is negotiating or has an arrangement concerning future employment or contracting with any proponent; or, * has an ownership interest in, or is an officer or director of, any proponent. Please sign below acknowledging that you have received and read this information. If you have a conflict or potential conflict, please indicate your conflict on this acknowledgment form with information regarding the conflict. I have read and understood the provisions related to the conflict of interest when serving on the Evaluation Committee. If any such conflict of interest arises during the Committee's review of this project, I will immediately report it to the Purchasing Director.

Name	Date Signed	Has a Conflict of Interest?
Al Barnes	Jun 22, 2026 12:20 PM EDT	No
Veronica Green	Jun 26, 2026 2:09 PM EDT	No
Jeremy Andrews	Jun 22, 2026 11:25 AM EDT	No
William Smith	Jun 29, 2026 3:39 PM EDT	No
Uneeda Smith-Sellers	Jul 06, 2026 10:59 AM EDT	No
Tiffany Burke	Jun 25, 2026 5:02 PM EDT	No

Public Q&A

#23 - Exhibit C Clarification

TSW, May 27, 2026 3:26 PM EDT, Not Public - Pending

Exhibit C has two Section Threes (3. Conflict of Interest - bottom of page 40, and 3. Executive Summary - top of page 41). Can the City confirm if the Conflict of Interest Disclosure is meant to be its own section, or included with 2. Cost Proposal Requirements?

Jeremy Andrews, Jun 12, 2026 9:44 AM EDT, Public - Answered

All questions have been answered via addendum 1. Thank you so much.

#22 - Cost Proposal Clarification

TSW, May 27, 2026 3:30 PM EDT, Not Public - Pending

Previous RFPs have included a Cost Proposal form. Is there a specific format that the City would like followed, or is the inclusion of rates at the discretion of the bidder?

Jeremy Andrews, Jun 12, 2026 9:44 AM EDT, Public - Answered

All questions have been answered via addendum 1. Thank you so much.

#21 - Regarding Exhibit H – Reference Verification Form

Gresham Smith, May 27, 2026 5:09 PM EDT, Not Public - Pending

Is the expectation that proposing firms return completed forms, or is this intended for use by the City of Stockbridge only? For example, should proposing firms ask client references to complete the Reference Verification Form and include it with their proposal, or should proposing firms only fill out the reference organization name and project title on the form, allowing your team to contact the references directly?

Jeremy Andrews, Jun 12, 2026 9:44 AM EDT, Public - Answered

All questions have been answered via addendum 1. Thank you so much.

#20 - Conflict of Interest and Executive Summary

Gresham Smith, May 27, 2026 5:10 PM EDT, Not Public - Pending

On pages 40-41 of the RFP, there appears to be two separate items labeled as number 3: one is the Conflict of Interest Disclosure, and the other is the Executive Summary. However, at the top of page 40, the conflict of interest form is not listed under the requested materials. Are proposing firms expected to provide both a Conflict of Interest Disclosure and an Executive Summary? If yes, please advise where you would like us to include the Conflict of Interest Disclosure within our proposal.

Jeremy Andrews, Jun 12, 2026 9:44 AM EDT, Public - Answered

All questions have been answered via addendum 1. Thank you so much.

#19 - Inspire Questions- Exhibit H

Inspire Placemaking Collective, Inc., May 28, 2026 2:13 PM EDT, Not Public - Pending

Can the City please modify Exhibit H (Reference Verification Form) so that each reference begins on a separate page? This would allow us to send individual pages to each client for signature and return, without disclosing other clients' reference information.

Jeremy Andrews, Jun 12, 2026 9:44 AM EDT, Public - Answered

All questions have been answered via addendum 1. Thank you so much.

#18 - Proposal Upload Location in Bonfire

Pond & Company, Jun 03, 2026 4:15 PM EDT, Not Public - Pending

The Bonfire portal lists separate required upload fields for the Proposal Letter and Exhibits A–I. Could the City please clarify where Offerors should upload the full Technical Proposal response, including the Cover Letter, Executive Summary, Evaluation and Selection Criteria response, team qualifications, project experience, and public engagement approach?

Jeremy Andrews, Jun 12, 2026 9:44 AM EDT, Public - Answered

All questions have been answered via addendum 1. Thank you so much.

#17 - Use of Exhibit C Upload Field

Pond & Company, Jun 03, 2026 4:15 PM EDT, Not Public - Pending

Exhibit C includes the Request for Proposal Process and outlines the required proposal content, including Cover Letter, Executive Summary, Evaluation and Selection Criteria, Cost Proposal Requirements, Conflict of Interest Disclosure, and certification. Should Offerors upload the full Technical Proposal response under Exhibit C – SAP and RFP Docs, or should it be uploaded under a different Bonfire field?

Jeremy Andrews, Jun 12, 2026 9:44 AM EDT, Public - Answered

All questions have been answered via addendum 1. Thank you so much.

#16 - Exhibit B Upload Requirement

Pond & Company, Jun 03, 2026 4:16 PM EDT, Not Public - Pending

The Bonfire portal shows Exhibit B – Scope of Work as a required PDF upload. Since Exhibit B appears to be the Scope of Work and Specifications and does not appear to include a proposer signature page, should Offerors upload an acknowledgment of Exhibit B, a signed copy of Exhibit B, or include the Technical Proposal response in this upload field?

Jeremy Andrews, Jun 12, 2026 9:44 AM EDT, Public - Answered

All questions have been answered via addendum 1. Thank you so much.

#15 - Exhibit A Upload Requirement

Pond & Company, Jun 03, 2026 4:16 PM EDT, Not Public - Pending

The Bonfire portal shows Exhibit A – General Conditions as a required PDF upload. Should Offerors sign and upload the contract/general conditions pages at proposal submission, or is Exhibit A intended to be acknowledged and completed only by the awarded Service Provider?

Jeremy Andrews, Jun 12, 2026 9:44 AM EDT, Public - Answered

All questions have been answered via addendum 1. Thank you so much.

#14 - Separate Cost Proposal Submission

Pond & Company, Jun 03, 2026 4:17 PM EDT, Not Public - Pending

Page 1 states that the Cost Proposal must be submitted as a separate document and that pricing information should not be included in any other section of the RFP submittal. Exhibit C also includes "Cost Proposal Requirements" within the proposal process section. Could the City please confirm that all pricing information should be included only in the separate Exhibit I – Cost Proposal upload and excluded from the Technical Proposal/Exhibit C response?

Jeremy Andrews, Jun 12, 2026 9:43 AM EDT, Public - Answered

All questions have been answered via addendum 1. Thank you so much.

#13 - Price Score Formula

Pond & Company, Jun 03, 2026 4:19 PM EDT, Not Public - Pending

Page 55 includes the formula "Lowest Overall Annual Contract Cost / Proposer's Price x ? = Price Score," but the Evaluation Criteria list Cost Proposal as 5 points. Could the City please confirm the intended multiplier and how cost will be evaluated given that the contract is on-call with no guaranteed annual contract value?

Jeremy Andrews, Jun 12, 2026 9:43 AM EDT, Public - Answered

All questions have been answered via addendum 1. Thank you so much.

#12 - Reference Verification Forms

Pond & Company, Jun 03, 2026 4:20 PM EDT, Not Public - Pending

Exhibit H includes Reference Verification Forms with questions and signature lines. Should Offerors obtain completed and signed forms from references and upload them with the proposal, or should Offerors provide reference contact information for the City to verify directly?

Jeremy Andrews, Jun 12, 2026 9:43 AM EDT, Public - Answered

All questions have been answered via addendum 1. Thank you so much.

#11 - Reference Form RFP Number

Pond & Company, Jun 03, 2026 4:20 PM EDT, Not Public - Pending

Exhibit H lists the solicitation number as RFP 2026-00004, while the solicitation is identified elsewhere as RFP 2026-00009 On-Call Professional Planning Services. Should Offerors revise the form to reference RFP 2026-00009, or submit the form exactly as provided?

Jeremy Andrews, Jun 12, 2026 9:43 AM EDT, Public - Answered

All questions have been answered via addendum 1. Thank you so much.

#10 - Conflict of Interest Disclosure Location

Pond & Company, Jun 03, 2026 4:20 PM EDT, Not Public - Pending

Exhibit C requires disclosure of current or recent representation of private developers, property owners, or entities with active or pending development interests within the City of Stockbridge. Should this disclosure be included in the Technical Proposal/Exhibit C response, submitted as a separate upload, or included with the required forms?

Jeremy Andrews, Jun 12, 2026 9:43 AM EDT, Public - Answered

All questions have been answered via addendum 1. Thank you so much.

#9 - Exhibit E — Drug-Free Workplace / Subconsultant Requirement

Pond & Company, Jun 03, 2026 4:21 PM EDT, Not Public - Pending

Exhibit E states that the Service Provider must secure a written drug-free workplace certification from any subcontractor. Could the City please confirm whether subconsultants are required to complete and sign Exhibit E — Drug-Free Workplace and submit it with the proposal, or whether Exhibit E is required only from the prime contractor at proposal submission, with subcontractor certifications provided after award if applicable?

Jeremy Andrews, Jun 12, 2026 9:43 AM EDT, Public - Answered

All questions have been answered via addendum 1. Thank you so much.

#8 - Cost Proposal Content / On-Call Pricing

Pond & Company, Jun 03, 2026 4:22 PM EDT, Not Public - Pending

Exhibit I states that this is an on-call contract with no guaranteed workload and that no total contract value should be proposed. Could the City please confirm that the Cost Proposal should include only the required fully burdened hourly rate schedule and task-order pricing approach, and that any total price field should be marked “Not Applicable”?

Jeremy Andrews, Jun 12, 2026 9:43 AM EDT, Public - Answered

All questions have been answered via addendum 1. Thank you so much.

#7 - Regarding Exhibit F - Purchasing Policy Addendum

Gresham Smith, Jun 04, 2026 12:11 PM EDT, Not Public - Pending

Can you please provide a copy of the City of Stockbridge, GA, Financial Management Policies Purchasing Policy mentioned in form Exhibit F - Purchasing Policy Addendum.

Jeremy Andrews, Jun 12, 2026 9:43 AM EDT, Public - Answered

All questions have been answered via addendum 1. Thank you so much.

#6 - Revised RFP

CPL Architects, Engineers, Landscape Architect and Surveyor, D.P.C. (P.C.) dba CPL, Jun 04, 2026 4:44 PM EDT, Not Public - Pending

Have any of the Exhibit letters shifted from the previous RFP?

Also, Exhibit H form (References), has the previous RFP number 2026-20004 instead of 2026-00009.

Are there any other changes to the forms?

I want to use our forms from the previous RFP and want to make sure the letters or content didn't change. Thanks!

Jeremy Andrews, Jun 12, 2026 9:43 AM EDT, Public - Answered

All questions have been answered via addendum 1. Thank you so much.

#5 - Housing Redevelopment

Kimley-Horn, Jun 08, 2026 4:08 PM EDT, Not Public - Pending

Could the City please define "housing redevelopment" as listed on page 42, section IV, item 3?

Jeremy Andrews, Jun 12, 2026 9:43 AM EDT, Public - Answered

All questions have been answered via addendum 1. Thank you so much.

#4 - Budget

Kimley-Horn, Jun 08, 2026 4:09 PM EDT, Not Public - Pending

Is there a budget for the overall on-call?

Jeremy Andrews, Jun 12, 2026 9:42 AM EDT, Public - Answered

All questions have been answered via addendum 1. Thank you so much.

#3 - Hourly Rates

Kimley-Horn, Jun 08, 2026 4:10 PM EDT, Not Public - Pending

Are we to submit hourly rates pertaining to page 54, Exhibit I, section A? Or, per section B, are we to submit a plan for by-task-order hourly rates?

Jeremy Andrews, Jun 12, 2026 9:42 AM EDT, Public - Answered

All questions have been answered via addendum 1. Thank you so much.

#2 - Consultant Team(s)

Kimley-Horn, Jun 08, 2026 4:11 PM EDT, Not Public - Pending

Does the City anticipate selecting a single consultant team or establishing a pool of qualified firms for on-call services?

Jeremy Andrews, Jun 12, 2026 9:42 AM EDT, Public - Answered

All questions have been answered via addendum 1. Thank you so much.

#1 - Grant Identification and Application Support

Kimley-Horn, Jun 08, 2026 4:12 PM EDT, Not Public - Pending

For revitalization plans and DCA funding opportunities, is the City seeking grant identification and application support in addition to planning and implementation strategies?

Jeremy Andrews, Jun 12, 2026 9:41 AM EDT, Public - Answered

All questions have been answered via addendum 1. Thank you so much.

Public Notices

Addendum 1- Q&A

Jeremy Andrews, Jun 12, 2026 9:40 AM EDT

- Project Public Files changed

Internal Discussions

No messages

Approvals

No approval requests

Submissions

Supplier	Date Submitted	Name	Email	Confirmation Code
The Cratl Firm	Jun 08, 2026 1:04 PM EDT	Jocquin Turner	jocquin@cratlcargo.co.site	ODQ2OTky
TSW Design	Jun 16, 2026 4:11 PM EDT	Jerrico Roland	jroland@tsw-design.com	ODUxODMy
CPL Architects, Engineers, Landscape Architect and Surveyor, D.P.C. (P.C.) dba CPL	Jun 17, 2026 9:45 AM EDT	Brenda Farmer	bfarmer@cplteam.com	ODUyMTQy
Kimley-Horn	Jun 17, 2026 11:18 AM EDT	Rhonda White	rhonda.white@kimley-horn.com	ODUyMjg5
Gresham Smith	Jun 16, 2026 3:14 PM EDT	Analyne Barlaan	analyne.barlaan@greshamsmith.com	ODUxNzY2
Inspire Placemaking Collective, Inc.	Jun 17, 2026 10:36 AM EDT	Rachael Schulman	marketing@inspireplacemaking.com	ODUyMjE2

Pond & Company	Jun 17, 2026 11:21 AM EDT	Gina Putthoff	putthoffg@pondco.com	ODUyMjk4
Spinks Technologies, Inc.	Jun 17, 2026 9:25 AM EDT	Gerard Spinks	gds@spinkstechnologies.com	ODUyMTI1
SEAS Community Partners	Jun 17, 2026 1:08 PM EDT	Danita Doleman	ddoleman@seaspartners.com	ODUyNDY3

Project Criteria

Criteria	Points	Description
A - Experience	25 pts	
A-1 - Relevant Municipal Planning Experience	25 pts	Does the Offeror's proposal demonstrate experience providing professional planning services for municipalities of similar size and complexity, including Comprehensive Plan implementation and small area planning?
B - Studies	25 pts	
B-1 - Experience with Small Area Studies	25 pts	Does the Offeror's proposal demonstrate experience developing Small Area Plans, corridor studies, master plans, or similar focused planning efforts, including public engagement and implementation strategies?
C - Tech Expertise	20 pts	
C-1 - Technical Expertise in Priority Areas	20 pts	Does the Offeror's proposal demonstrate expertise in housing redevelopment, transportation planning, zoning analysis, land use policy, and urban design?
D - Team	15 pts	

D-1 - Project Team Qualifications & Capacity	15 pts	Does the Offeror's proposal demonstrate the qualifications, availability, and experience of key personnel assigned to this contract, including the ability to manage approximately three (3) task orders annually?
E - Engagement	10 pts	
E-1 - Public Engagement Approach	10 pts	Does the Offeror's proposal demonstrate a proposed methodology for conducting meaningful stakeholder and community engagement?
F - Cost	5 pts	
F-1 - Cost Proposal	5 pts	Does the Offeror's proposal demonstrate reasonableness and competitiveness of the submitted hourly rate schedule and overall pricing structure?
Total	100 pts	

Scoring Summary

Active Submissions

	Total	A - Experience	A-1 - Relevant Municipal Planning Experience	B - Studies	B-1 - Experience with Small Area Studies
Supplier	/ 100 pts	/ 25 pts	/ 25 pts	/ 25 pts	/ 25 pts
TSW Design	93.95 pts	24.5 pts	24.5 pts	24.5 pts	24.5 pts
CPL Architects, Engineers, Landscape Architect and Surveyor, D.P.C. (P.C.) dba CPL	91.8 pts	24 pts	24 pts	22.75 pts	22.75 pts
Kimley-Horn	84.95 pts	24 pts	24 pts	22.5 pts	22.5 pts
Pond & Company	83.25 pts	23.5 pts	23.5 pts	21.5 pts	21.5 pts

	Total	A - Experience	A-1 - Relevant Municipal Planning Experience	B - Studies	B-1 - Experience with Small Area Studies
Supplier	/ 100 pts	/ 25 pts	/ 25 pts	/ 25 pts	/ 25 pts
Gresham Smith	82.75 pts	20.5 pts	20.5 pts	20.25 pts	20.25 pts
Inspire Placemaking Collective, Inc.	78.3 pts	20.5 pts	20.5 pts	21 pts	21 pts
The Cratl Firm	64.7 pts	16.25 pts	16.25 pts	14.5 pts	14.5 pts
SEAS Community Partners	60.65 pts	16 pts	16 pts	15 pts	15 pts
Spinks Technologies, Inc.	43 pts	9.5 pts	9.5 pts	8.75 pts	8.75 pts

	C - Tech Expertise	C-1 - Technical Expertise in Priority Areas	D - Team	D-1 - Project Team Qualifications & Capacity	E - Engagement
Supplier	/ 20 pts	/ 20 pts	/ 15 pts	/ 15 pts	/ 10 pts
TSW Design	16.25 pts	16.25 pts	15 pts	15 pts	9.75 pts
CPL Architects, Engineers, Landscape Architect and Surveyor, D.P.C. (P.C.) dba CPL	18.75 pts	18.75 pts	13.25 pts	13.25 pts	9.5 pts
Kimley-Horn	15.75 pts	15.75 pts	11.75 pts	11.75 pts	8 pts
Pond & Company	16.25 pts	16.25 pts	10.75 pts	10.75 pts	8 pts
Gresham Smith	17.75 pts	17.75 pts	12.75 pts	12.75 pts	8.25 pts
Inspire Placemaking Collective, Inc.	15.75 pts	15.75 pts	10.5 pts	10.5 pts	7.25 pts
The Cratl Firm	13.5 pts	13.5 pts	10 pts	10 pts	6 pts

	C - Tech Expertise	C-1 - Technical Expertise in Priority Areas	D - Team	D-1 - Project Team Qualifications & Capacity	E - Engagement
Supplier	/ 20 pts	/ 20 pts	/ 15 pts	/ 15 pts	/ 10 pts
SEAS Community Partners	11.5 pts	11.5 pts	7.75 pts	7.75 pts	6 pts
Spinks Technologies, Inc.	8.5 pts	8.5 pts	7 pts	7 pts	5.5 pts

	E-1 - Public Engagement Approach	F - Cost	F-1 - Cost Proposal
Supplier	/ 10 pts	/ 5 pts	/ 5 pts
TSW Design	9.75 pts	3.95 pts	3.95 pts
CPL Architects, Engineers, Landscape Architect and	9.5 pts	3.55 pts	3.55 pts

	E-1 - Public Engagement Approach	F - Cost	F-1 - Cost Proposal
Supplier	/ 10 pts	/ 5 pts	/ 5 pts
Surveyor, D.P.C. (P.C.) dba CPL			
Kimley-Horn	8 pts	2.95 pts	2.95 pts
Pond & Company	8 pts	3.25 pts	3.25 pts
Gresham Smith	8.25 pts	3.25 pts	3.25 pts
Inspire Placemaking Collective, Inc.	7.25 pts	3.3 pts	3.3 pts
The Cratl Firm	6 pts	4.45 pts	4.45 pts
SEAS Community Partners	6 pts	4.4 pts	4.4 pts

	E-1 - Public Engagement Approach	F - Cost	F-1 - Cost Proposal
Supplier	/ 10 pts	/ 5 pts	/ 5 pts
Spinks Technologies, Inc.	5.5 pts	3.75 pts	3.75 pts

Proposal Scores

The Cratl Firm - Scoring Summary

Evaluation Group 1 - Main Evaluation

	Total	A - Experience	A-1 - Relevant Municipal Planning Experience	B - Studies	B-1 - Experience with Small Area Studies
Reviewer	/ 95 pts	/ 25 pts	/ 25 pts	/ 25 pts	/ 25 pts
Uneeda Smith-Sellers	83 pts	22 pts	22 pts	21 pts	21 pts
Al Barnes	35 pts	10 pts	10 pts	10 pts	10 pts
Veronica Green	53 pts	15 pts	15 pts	10 pts	10 pts
William Smith	70 pts	18 pts	18 pts	17 pts	17 pts

	Total	A - Experience	A-1 - Relevant Municipal Planning Experience	B - Studies	B-1 - Experience with Small Area Studies
Reviewer	/ 95 pts	/ 25 pts	/ 25 pts	/ 25 pts	/ 25 pts
		Average:	16.25 pts	Average:	14.5 pts
			↓		↓
Calculated:	60.25 pts	16.25 pts	16.25 pts	14.5 pts	14.5 pts

	C - Tech Expertise	C-1 - Technical Expertise in Priority Areas	D - Team	D-1 - Project Team Qualifications & Capacity	E - Engagement
Reviewer	/ 20 pts	/ 20 pts	/ 15 pts	/ 15 pts	/ 10 pts
Uneeda Smith-Sellers	18 pts	18 pts	14 pts	14 pts	8 pts
Al Barnes	5 pts	5 pts	5 pts	5 pts	5 pts
Veronica Green	16 pts	16 pts	9 pts	9 pts	3 pts

	C - Tech Expertise	C-1 - Technical Expertise in Priority Areas	D - Team	D-1 - Project Team Qualifications & Capacity	E - Engagement
Reviewer	/ 20 pts	/ 20 pts	/ 15 pts	/ 15 pts	/ 10 pts
William Smith	15 pts	15 pts	12 pts	12 pts	8 pts
	Average:	13.5 pts	Average:	10 pts	Average:
		↓		↓	
Calculated:	13.5 pts	13.5 pts	10 pts	10 pts	6 pts

	E-1 - Public Engagement Approach
Reviewer	/ 10 pts
Uneeda Smith-Sellers	8 pts
Al Barnes	5 pts

	E-1 - Public Engagement Approach
Reviewer	/ 10 pts
Veronica Green	3 pts
William Smith	8 pts
	6 pts
	↓
Calculated:	6 pts

Evaluation Group 2 - Cost Evaluators

	Total	F - Cost	F-1 - Cost Proposal
Reviewer	/ 5 pts	/ 5 pts	/ 5 pts
Jeremy Andrews	4.45 pts	4.45 pts	4.45 pts
		Average:	4.45 pts
			↓
Calculated:	4.45 pts	4.45 pts	4.45 pts

TSW Design - Scoring Summary

Evaluation Group 1 - Main Evaluation

	Total	A - Experience	A-1 - Relevant Municipal Planning Experience	B - Studies	B-1 - Experience with Small Area Studies
Reviewer	/ 95 pts	/ 25 pts	/ 25 pts	/ 25 pts	/ 25 pts
Uneeda Smith-Sellers	94 pts	24 pts	24 pts	25 pts	25 pts
Al Barnes	85 pts	25 pts	25 pts	25 pts	25 pts
Veronica Green	87 pts	24 pts	24 pts	23 pts	23 pts
William Smith	94 pts	25 pts	25 pts	25 pts	25 pts
		Average:	24.5 pts	Average:	24.5 pts
			↓		↓

	Total	A - Experience	A-1 - Relevant Municipal Planning Experience	B - Studies	B-1 - Experience with Small Area Studies
Reviewer	/ 95 pts	/ 25 pts	/ 25 pts	/ 25 pts	/ 25 pts
Calculated:	90 pts	24.5 pts	24.5 pts	24.5 pts	24.5 pts

	C - Tech Expertise	C-1 - Technical Expertise in Priority Areas	D - Team	D-1 - Project Team Qualifications & Capacity	E - Engagement
Reviewer	/ 20 pts	/ 20 pts	/ 15 pts	/ 15 pts	/ 10 pts
Uneeda Smith-Sellers	20 pts	20 pts	15 pts	15 pts	10 pts
Al Barnes	10 pts	10 pts	15 pts	15 pts	10 pts
Veronica Green	16 pts	16 pts	15 pts	15 pts	9 pts
William Smith	19 pts	19 pts	15 pts	15 pts	10 pts
	Average:	16.25 pts	Average:	15 pts	Average:

	C - Tech Expertise	C-1 - Technical Expertise in Priority Areas	D - Team	D-1 - Project Team Qualifications & Capacity	E - Engagement
Reviewer	/ 20 pts	/ 20 pts	/ 15 pts	/ 15 pts	/ 10 pts
		↓		↓	
Calculated:	16.25 pts	16.25 pts	15 pts	15 pts	9.75 pts

	E-1 - Public Engagement Approach
Reviewer	/ 10 pts
Uneeda Smith-Sellers	10 pts
Al Barnes	10 pts
Veronica Green	9 pts
William Smith	10 pts

	E-1 - Public Engagement Approach
Reviewer	/ 10 pts
	9.75 pts
	↓
Calculated:	9.75 pts

Evaluation Group 2 - Cost Evaluators

	Total	F - Cost	F-1 - Cost Proposal
Reviewer	/ 5 pts	/ 5 pts	/ 5 pts
Jeremy Andrews	3.95 pts	3.95 pts	3.95 pts
		Average:	3.95 pts

	Total	F - Cost	F-1 - Cost Proposal
Reviewer	/ 5 pts	/ 5 pts	/ 5 pts
			↓
Calculated:	3.95 pts	3.95 pts	3.95 pts

CPL Architects, Engineers, Landscape Architect and Surveyor, D.P.C. (P.C.) dba CPL - Scoring Summary

Evaluation Group 1 - Main Evaluation

	Total	A - Experience	A-1 - Relevant Municipal Planning Experience	B - Studies	B-1 - Experience with Small Area Studies
Reviewer	/ 95 pts	/ 25 pts	/ 25 pts	/ 25 pts	/ 25 pts
Uneeda Smith-Sellers	93 pts	25 pts	25 pts	25 pts	25 pts
Al Barnes	90 pts	25 pts	25 pts	20 pts	20 pts
Veronica Green	87 pts	24 pts	24 pts	24 pts	24 pts
William Smith	83 pts	22 pts	22 pts	22 pts	22 pts
		Average:	24 pts	Average:	22.75 pts

	Total	A - Experience	A-1 - Relevant Municipal Planning Experience	B - Studies	B-1 - Experience with Small Area Studies
Reviewer	/ 95 pts	/ 25 pts	/ 25 pts	/ 25 pts	/ 25 pts
			↓		↓
Calculated:	88.25 pts	24 pts	24 pts	22.75 pts	22.75 pts

	C - Tech Expertise	C-1 - Technical Expertise in Priority Areas	D - Team	D-1 - Project Team Qualifications & Capacity	E - Engagement
Reviewer	/ 20 pts	/ 20 pts	/ 15 pts	/ 15 pts	/ 10 pts
Uneeda Smith-Sellers	19 pts	19 pts	14 pts	14 pts	10 pts
Al Barnes	20 pts	20 pts	15 pts	15 pts	10 pts
Veronica Green	19 pts	19 pts	10 pts	10 pts	10 pts
William Smith	17 pts	17 pts	14 pts	14 pts	8 pts

	C - Tech Expertise	C-1 - Technical Expertise in Priority Areas	D - Team	D-1 - Project Team Qualifications & Capacity	E - Engagement
Reviewer	/ 20 pts	/ 20 pts	/ 15 pts	/ 15 pts	/ 10 pts
	Average:	18.75 pts	Average:	13.25 pts	Average:
		↓		↓	
Calculated:	18.75 pts	18.75 pts	13.25 pts	13.25 pts	9.5 pts

	E-1 - Public Engagement Approach
Reviewer	/ 10 pts
Uneeda Smith-Sellers	10 pts
Al Barnes	10 pts
Veronica Green	10 pts

	E-1 - Public Engagement Approach
Reviewer	/ 10 pts
William Smith	8 pts
	9.5 pts
	↓
Calculated:	9.5 pts

Evaluation Group 2 - Cost Evaluators

	Total	F - Cost	F-1 - Cost Proposal
Reviewer	/ 5 pts	/ 5 pts	/ 5 pts
Jeremy Andrews	3.55 pts	3.55 pts	3.55 pts

	Total	F - Cost	F-1 - Cost Proposal
Reviewer	/ 5 pts	/ 5 pts	/ 5 pts
		Average:	3.55 pts
			↓
Calculated:	3.55 pts	3.55 pts	3.55 pts

Kimley-Horn - Scoring Summary

Evaluation Group 1 - Main Evaluation

	Total	A - Experience	A-1 - Relevant Municipal Planning Experience	B - Studies	B-1 - Experience with Small Area Studies
Reviewer	/ 95 pts	/ 25 pts	/ 25 pts	/ 25 pts	/ 25 pts
Uneeda Smith-Sellers	88 pts	24 pts	24 pts	23 pts	23 pts
Al Barnes	65 pts	25 pts	25 pts	20 pts	20 pts
Veronica Green	82 pts	23 pts	23 pts	23 pts	23 pts
William Smith	93 pts	24 pts	24 pts	24 pts	24 pts
		Average:	24 pts	Average:	22.5 pts
			↓		↓

	Total	A - Experience	A-1 - Relevant Municipal Planning Experience	B - Studies	B-1 - Experience with Small Area Studies
Reviewer	/ 95 pts	/ 25 pts	/ 25 pts	/ 25 pts	/ 25 pts
Calculated:	82 pts	24 pts	24 pts	22.5 pts	22.5 pts

	C - Tech Expertise	C-1 - Technical Expertise in Priority Areas	D - Team	D-1 - Project Team Qualifications & Capacity	E - Engagement
Reviewer	/ 20 pts	/ 20 pts	/ 15 pts	/ 15 pts	/ 10 pts
Uneeda Smith-Sellers	18 pts	18 pts	14 pts	14 pts	9 pts
Al Barnes	10 pts	10 pts	5 pts	5 pts	5 pts
Veronica Green	15 pts	15 pts	13 pts	13 pts	8 pts
William Smith	20 pts	20 pts	15 pts	15 pts	10 pts
	Average:	15.75 pts	Average:	11.75 pts	Average:

	C - Tech Expertise	C-1 - Technical Expertise in Priority Areas	D - Team	D-1 - Project Team Qualifications & Capacity	E - Engagement
Reviewer	/ 20 pts	/ 20 pts	/ 15 pts	/ 15 pts	/ 10 pts
		↓		↓	
Calculated:	15.75 pts	15.75 pts	11.75 pts	11.75 pts	8 pts

	E-1 - Public Engagement Approach
Reviewer	/ 10 pts
Uneeda Smith-Sellers	9 pts
Al Barnes	5 pts
Veronica Green	8 pts
William Smith	10 pts

	E-1 - Public Engagement Approach
Reviewer	/ 10 pts
	8 pts
	↓
Calculated:	8 pts

Evaluation Group 2 - Cost Evaluators

	Total	F - Cost	F-1 - Cost Proposal
Reviewer	/ 5 pts	/ 5 pts	/ 5 pts
Jeremy Andrews	2.95 pts	2.95 pts	2.95 pts
		Average:	2.95 pts

	Total	F - Cost	F-1 - Cost Proposal
Reviewer	/ 5 pts	/ 5 pts	/ 5 pts
			↓
Calculated:	2.95 pts	2.95 pts	2.95 pts

Gresham Smith - Scoring Summary

Evaluation Group 1 - Main Evaluation

	Total	A - Experience	A-1 - Relevant Municipal Planning Experience	B - Studies	B-1 - Experience with Small Area Studies
Reviewer	/ 95 pts	/ 25 pts	/ 25 pts	/ 25 pts	/ 25 pts
Uneeda Smith-Sellers	78 pts	20 pts	20 pts	20 pts	20 pts
Al Barnes	80 pts	20 pts	20 pts	20 pts	20 pts
Veronica Green	75 pts	20 pts	20 pts	20 pts	20 pts
William Smith	85 pts	22 pts	22 pts	21 pts	21 pts
		Average:	20.5 pts	Average:	20.25 pts
			↓		↓

	Total	A - Experience	A-1 - Relevant Municipal Planning Experience	B - Studies	B-1 - Experience with Small Area Studies
Reviewer	/ 95 pts	/ 25 pts	/ 25 pts	/ 25 pts	/ 25 pts
Calculated:	79.5 pts	20.5 pts	20.5 pts	20.25 pts	20.25 pts

	C - Tech Expertise	C-1 - Technical Expertise in Priority Areas	D - Team	D-1 - Project Team Qualifications & Capacity	E - Engagement
Reviewer	/ 20 pts	/ 20 pts	/ 15 pts	/ 15 pts	/ 10 pts
Uneeda Smith-Sellers	17 pts	17 pts	13 pts	13 pts	8 pts
Al Barnes	20 pts	20 pts	10 pts	10 pts	10 pts
Veronica Green	15 pts	15 pts	13 pts	13 pts	7 pts
William Smith	19 pts	19 pts	15 pts	15 pts	8 pts
	Average:	17.75 pts	Average:	12.75 pts	Average:

	C - Tech Expertise	C-1 - Technical Expertise in Priority Areas	D - Team	D-1 - Project Team Qualifications & Capacity	E - Engagement
Reviewer	/ 20 pts	/ 20 pts	/ 15 pts	/ 15 pts	/ 10 pts
		↓		↓	
Calculated:	17.75 pts	17.75 pts	12.75 pts	12.75 pts	8.25 pts

	E-1 - Public Engagement Approach
Reviewer	/ 10 pts
Uneeda Smith-Sellers	8 pts
Al Barnes	10 pts
Veronica Green	7 pts
William Smith	8 pts

	E-1 - Public Engagement Approach
Reviewer	/ 10 pts
	8.25 pts
	↓
Calculated:	8.25 pts

Evaluation Group 2 - Cost Evaluators

	Total	F - Cost	F-1 - Cost Proposal
Reviewer	/ 5 pts	/ 5 pts	/ 5 pts
Jeremy Andrews	3.25 pts	3.25 pts	3.25 pts
		Average:	3.25 pts

	Total	F - Cost	F-1 - Cost Proposal
Reviewer	/ 5 pts	/ 5 pts	/ 5 pts
			↓
Calculated:	3.25 pts	3.25 pts	3.25 pts

Inspire Placemaking Collective, Inc. - Scoring Summary

Evaluation Group 1 - Main Evaluation

	Total	A - Experience	A-1 - Relevant Municipal Planning Experience	B - Studies	B-1 - Experience with Small Area Studies
Reviewer	/ 95 pts	/ 25 pts	/ 25 pts	/ 25 pts	/ 25 pts
Uneeda Smith-Sellers	82 pts	21 pts	21 pts	22 pts	22 pts
Al Barnes	50 pts	15 pts	15 pts	15 pts	15 pts
Veronica Green	78 pts	23 pts	23 pts	23 pts	23 pts
William Smith	90 pts	23 pts	23 pts	24 pts	24 pts
		Average:	20.5 pts	Average:	21 pts
			↓		↓

	Total	A - Experience	A-1 - Relevant Municipal Planning Experience	B - Studies	B-1 - Experience with Small Area Studies
Reviewer	/ 95 pts	/ 25 pts	/ 25 pts	/ 25 pts	/ 25 pts
Calculated:	75 pts	20.5 pts	20.5 pts	21 pts	21 pts

	C - Tech Expertise	C-1 - Technical Expertise in Priority Areas	D - Team	D-1 - Project Team Qualifications & Capacity	E - Engagement
Reviewer	/ 20 pts	/ 20 pts	/ 15 pts	/ 15 pts	/ 10 pts
Uneeda Smith-Sellers	18 pts	18 pts	13 pts	13 pts	8 pts
Al Barnes	10 pts	10 pts	5 pts	5 pts	5 pts
Veronica Green	16 pts	16 pts	10 pts	10 pts	6 pts
William Smith	19 pts	19 pts	14 pts	14 pts	10 pts
	Average:	15.75 pts	Average:	10.5 pts	Average:

	C - Tech Expertise	C-1 - Technical Expertise in Priority Areas	D - Team	D-1 - Project Team Qualifications & Capacity	E - Engagement
Reviewer	/ 20 pts	/ 20 pts	/ 15 pts	/ 15 pts	/ 10 pts
		↓		↓	
Calculated:	15.75 pts	15.75 pts	10.5 pts	10.5 pts	7.25 pts

	E-1 - Public Engagement Approach
Reviewer	/ 10 pts
Uneeda Smith-Sellers	8 pts
Al Barnes	5 pts
Veronica Green	6 pts
William Smith	10 pts

	E-1 - Public Engagement Approach
Reviewer	/ 10 pts
	7.25 pts
	↓
Calculated:	7.25 pts

Evaluation Group 2 - Cost Evaluators

	Total	F - Cost	F-1 - Cost Proposal
Reviewer	/ 5 pts	/ 5 pts	/ 5 pts
Jeremy Andrews	3.3 pts	3.3 pts	3.3 pts
		Average:	3.3 pts

	Total	F - Cost	F-1 - Cost Proposal
Reviewer	/ 5 pts	/ 5 pts	/ 5 pts
			↓
Calculated:	3.3 pts	3.3 pts	3.3 pts

Pond & Company - Scoring Summary

Evaluation Group 1 - Main Evaluation

	Total	A - Experience	A-1 - Relevant Municipal Planning Experience	B - Studies	B-1 - Experience with Small Area Studies
Reviewer	/ 95 pts	/ 25 pts	/ 25 pts	/ 25 pts	/ 25 pts
Uneeda Smith-Sellers	88 pts	23 pts	23 pts	23 pts	23 pts
Al Barnes	65 pts	25 pts	25 pts	20 pts	20 pts
Veronica Green	81 pts	23 pts	23 pts	21 pts	21 pts
William Smith	86 pts	23 pts	23 pts	22 pts	22 pts
		Average:	23.5 pts	Average:	21.5 pts
			↓		↓

	Total	A - Experience	A-1 - Relevant Municipal Planning Experience	B - Studies	B-1 - Experience with Small Area Studies
Reviewer	/ 95 pts	/ 25 pts	/ 25 pts	/ 25 pts	/ 25 pts
Calculated:	80 pts	23.5 pts	23.5 pts	21.5 pts	21.5 pts

	C - Tech Expertise	C-1 - Technical Expertise in Priority Areas	D - Team	D-1 - Project Team Qualifications & Capacity	E - Engagement
Reviewer	/ 20 pts	/ 20 pts	/ 15 pts	/ 15 pts	/ 10 pts
Uneeda Smith-Sellers	19 pts	19 pts	14 pts	14 pts	9 pts
Al Barnes	10 pts	10 pts	5 pts	5 pts	5 pts
Veronica Green	18 pts	18 pts	10 pts	10 pts	9 pts
William Smith	18 pts	18 pts	14 pts	14 pts	9 pts
	Average:	16.25 pts	Average:	10.75 pts	Average:

	C - Tech Expertise	C-1 - Technical Expertise in Priority Areas	D - Team	D-1 - Project Team Qualifications & Capacity	E - Engagement
Reviewer	/ 20 pts	/ 20 pts	/ 15 pts	/ 15 pts	/ 10 pts
		↓		↓	
Calculated:	16.25 pts	16.25 pts	10.75 pts	10.75 pts	8 pts

	E-1 - Public Engagement Approach
Reviewer	/ 10 pts
Uneeda Smith-Sellers	9 pts
Al Barnes	5 pts
Veronica Green	9 pts
William Smith	9 pts

	E-1 - Public Engagement Approach
Reviewer	/ 10 pts
	8 pts
	↓
Calculated:	8 pts

Evaluation Group 2 - Cost Evaluators

	Total	F - Cost	F-1 - Cost Proposal
Reviewer	/ 5 pts	/ 5 pts	/ 5 pts
Jeremy Andrews	3.25 pts	3.25 pts	3.25 pts
		Average:	3.25 pts

	Total	F - Cost	F-1 - Cost Proposal
Reviewer	/ 5 pts	/ 5 pts	/ 5 pts
			↓
Calculated:	3.25 pts	3.25 pts	3.25 pts

Spinks Technologies, Inc. - Scoring Summary

Evaluation Group 1 - Main Evaluation

	Total	A - Experience	A-1 - Relevant Municipal Planning Experience	B - Studies	B-1 - Experience with Small Area Studies
Reviewer	/ 95 pts	/ 25 pts	/ 25 pts	/ 25 pts	/ 25 pts
Uneeda Smith-Sellers	78 pts	21 pts	21 pts	20 pts	20 pts
Al Barnes	0 pts	0 pts	0 pts	0 pts	0 pts
Veronica Green	27 pts	5 pts	5 pts	5 pts	5 pts
William Smith	52 pts	12 pts	12 pts	10 pts	10 pts
		Average:	9.5 pts	Average:	8.75 pts
			↓		↓

	Total	A - Experience	A-1 - Relevant Municipal Planning Experience	B - Studies	B-1 - Experience with Small Area Studies
Reviewer	/ 95 pts	/ 25 pts	/ 25 pts	/ 25 pts	/ 25 pts
Calculated:	39.25 pts	9.5 pts	9.5 pts	8.75 pts	8.75 pts

	C - Tech Expertise	C-1 - Technical Expertise in Priority Areas	D - Team	D-1 - Project Team Qualifications & Capacity	E - Engagement
Reviewer	/ 20 pts	/ 20 pts	/ 15 pts	/ 15 pts	/ 10 pts
Uneeda Smith-Sellers	17 pts	17 pts	12 pts	12 pts	8 pts
Al Barnes	0 pts	0 pts	0 pts	0 pts	0 pts
Veronica Green	5 pts	5 pts	5 pts	5 pts	7 pts
William Smith	12 pts	12 pts	11 pts	11 pts	7 pts
	Average:	8.5 pts	Average:	7 pts	Average:

	C - Tech Expertise	C-1 - Technical Expertise in Priority Areas	D - Team	D-1 - Project Team Qualifications & Capacity	E - Engagement
Reviewer	/ 20 pts	/ 20 pts	/ 15 pts	/ 15 pts	/ 10 pts
		↓		↓	
Calculated:	8.5 pts	8.5 pts	7 pts	7 pts	5.5 pts

	E-1 - Public Engagement Approach
Reviewer	/ 10 pts
Uneeda Smith-Sellers	8 pts
Al Barnes	0 pts
Veronica Green	7 pts
William Smith	7 pts

	E-1 - Public Engagement Approach
Reviewer	/ 10 pts
	5.5 pts
	↓
Calculated:	5.5 pts

Evaluation Group 2 - Cost Evaluators

	Total	F - Cost	F-1 - Cost Proposal
Reviewer	/ 5 pts	/ 5 pts	/ 5 pts
Jeremy Andrews	3.75 pts	3.75 pts	3.75 pts
		Average:	3.75 pts

	Total	F - Cost	F-1 - Cost Proposal
Reviewer	/ 5 pts	/ 5 pts	/ 5 pts
			↓
Calculated:	3.75 pts	3.75 pts	3.75 pts

SEAS Community Partners - Scoring Summary

Evaluation Group 1 - Main Evaluation

	Total	A - Experience	A-1 - Relevant Municipal Planning Experience	B - Studies	B-1 - Experience with Small Area Studies
Reviewer	/ 95 pts	/ 25 pts	/ 25 pts	/ 25 pts	/ 25 pts
Uneeda Smith-Sellers	82 pts	21 pts	21 pts	22 pts	22 pts
Al Barnes	30 pts	10 pts	10 pts	10 pts	10 pts
Veronica Green	35 pts	13 pts	13 pts	8 pts	8 pts
William Smith	78 pts	20 pts	20 pts	20 pts	20 pts
		Average:	16 pts	Average:	15 pts
			↓		↓

	Total	A - Experience	A-1 - Relevant Municipal Planning Experience	B - Studies	B-1 - Experience with Small Area Studies
Reviewer	/ 95 pts	/ 25 pts	/ 25 pts	/ 25 pts	/ 25 pts
Calculated:	56.25 pts	16 pts	16 pts	15 pts	15 pts

	C - Tech Expertise	C-1 - Technical Expertise in Priority Areas	D - Team	D-1 - Project Team Qualifications & Capacity	E - Engagement
Reviewer	/ 20 pts	/ 20 pts	/ 15 pts	/ 15 pts	/ 10 pts
Uneeda Smith-Sellers	18 pts	18 pts	13 pts	13 pts	8 pts
Al Barnes	5 pts	5 pts	5 pts	5 pts	0 pts
Veronica Green	7 pts	7 pts	0 pts	0 pts	7 pts
William Smith	16 pts	16 pts	13 pts	13 pts	9 pts
	Average:	11.5 pts	Average:	7.75 pts	Average:

	C - Tech Expertise	C-1 - Technical Expertise in Priority Areas	D - Team	D-1 - Project Team Qualifications & Capacity	E - Engagement
Reviewer	/ 20 pts	/ 20 pts	/ 15 pts	/ 15 pts	/ 10 pts
		↓		↓	
Calculated:	11.5 pts	11.5 pts	7.75 pts	7.75 pts	6 pts

	E-1 - Public Engagement Approach
Reviewer	/ 10 pts
Uneeda Smith-Sellers	8 pts
Al Barnes	0 pts
Veronica Green	7 pts
William Smith	9 pts

	E-1 - Public Engagement Approach
Reviewer	/ 10 pts
	6 pts
	↓
Calculated:	6 pts

Evaluation Group 2 - Cost Evaluators

	Total	F - Cost	F-1 - Cost Proposal
Reviewer	/ 5 pts	/ 5 pts	/ 5 pts
Jeremy Andrews	4.4 pts	4.4 pts	4.4 pts
		Average:	4.4 pts

	Total	F - Cost	F-1 - Cost Proposal
Reviewer	/ 5 pts	/ 5 pts	/ 5 pts
			↓
Calculated:	4.4 pts	4.4 pts	4.4 pts

Proposal Score Comments

The Cratl Firm - Scoring Comments

A-1 - Relevant Municipal Planning Experience - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	18 pts	Other	Limited municipal planning experience relative to competing firms.
Al Barnes	10 pts	Partially meets my expectations	Basic Response
Uneeda Smith-Sellers	22 pts	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience.
Veronica Green	15 pts	Partially meets my expectations	applicant provides general planning services but provides not examples of long range or small

Reviewer	Score	Reason	Comments
			area planning nor economic development plans

B-1 - Experience with Small Area Studies - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	17 pts	Other	Proposal contains relevant planning experience but fewer examples of downtown master planning assignments.
Al Barnes	10 pts	Medium level of detail in response	Basic response
Uneeda Smith-Sellers	21 pts	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience of developing small areas.

Reviewer	Score	Reason	Comments
Veronica Green	10 pts	Mostly complete response	Applicant does not provided examples of small area planning or planning activities

C-1 - Technical Expertise in Priority Areas - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	15 pts	Well-supported claim(s)	Technical approach satisfies minimum qualifications but lacks the breadth and specialization demonstrated by higher-ranked firms.
Al Barnes	5 pts	Doesn't meet my expectations	Response was basic
Uneeda Smith-Sellers	18 pts	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience in housing redevelopment with

Reviewer	Score	Reason	Comments
			transportation planning and using urban design.
Veronica Green	16 pts	Strongly fits desired attribute(s)	Applicant has significant experience in zoning and the ability to assist in strategic planning and policy development.

D-1 - Project Team Qualifications & Capacity - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	12 pts	Well-supported claim(s)	Qualified staff with limited organizational depth for multiple concurrent planning assignments.
Al Barnes	5 pts	Partially meets my expectations	Basic response
Uneeda Smith-Sellers	14 pts	Meets or exceeds my expectations	The Offeror's proposal shows qualifications for the team with the

Reviewer	Score	Reason	Comments
			ability to manage approximately 3 tasks orders.
Veronica Green	9 pts	Mostly complete response	Identifies only two people on the project team. Specializes in operational planning activities

E-1 - Public Engagement Approach - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	8 pts	Well-supported claim(s)	Standard engagement process meeting minimum RFP expectations.
Al Barnes	5 pts	Partially meets my expectations	Basic response
Uneeda Smith-Sellers	8 pts	Meets or exceeds my expectations	The Offeror's proposal demonstrates a proposed

Reviewer	Score	Reason	Comments
			methodology for community engagement.
Veronica Green	3 pts	Doesn't meet my expectations	Doesn't provide a clear methodology for strategy for public engagement

F-1 - Cost Proposal - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeremy Andrews	4.45 pts	Other	Cost score represents the average of the individual evaluator cost scores as calculated by Procurement.

TSW Design - Scoring Comments

A-1 - Relevant Municipal Planning Experience - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	25 pts	Meets or exceeds my expectations	Extensive portfolio of municipal planning projects throughout Georgia with demonstrated expertise in downtown revitalization, redevelopment strategies, comprehensive planning, zoning, and implementation. Experience is directly applicable to the City's objectives.
Al Barnes	25 pts	Well-supported claim(s)	Claims are supported
Uneeda Smith-Sellers	24 pts	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience.

Reviewer	Score	Reason	Comments
Veronica Green	24 pts	Strongly fits desired attribute(s)	experience working on an on call basis with the city of Stockbridge and other cities of comparable size. Included the City of Augusta Redevelopment Project, Old Fourth Ward in Atlanta, and the Greenwood Master Plan.

B-1 - Experience with Small Area Studies - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	25 pts	Meets or exceeds my expectations	Exceptional experience preparing downtown master plans, corridor plans, redevelopment strategies, and implementation-focused Small Area Plans. Portfolio demonstrates repeated success on projects of similar scale and complexity.
Al Barnes	25 pts	Well-supported claim(s)	Experience developing small areas

Reviewer	Score	Reason	Comments
Uneeda Smith-Sellers	25 pts	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience of developing small areas.
Veronica Green	23 pts	Strongly fits desired attribute(s)	identified for small area plan as well as other areas of expertise useful on later tasks

C-1 - Technical Expertise in Priority Areas - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	19 pts	Strongly fits desired attribute(s)	Excellent multidisciplinary team with strengths in urban design, placemaking, market analysis, economic development, landscape architecture, and implementation. One-point deduction reflects slightly less in-house engineering capacity than larger multidisciplinary firms.

Reviewer	Score	Reason	Comments
Al Barnes	10 pts	Partially fits desired attributes	Submitted what was required
Uneeda Smith-Sellers	20 pts	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience in housing redevelopment with transportation planning and using urban design.
Veronica Green	16 pts	Strongly fits desired attribute(s)	city of decatur comp plan with a focus on housing and multimodalism

D-1 - Project Team Qualifications & Capacity - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	15 pts	Strongly fits desired attribute(s)	Highly qualified senior project team with nationally recognized planners, urban designers, and implementation specialists. Demonstrated capacity to manage

Reviewer	Score	Reason	Comments
			multiple municipal projects simultaneously.
Al Barnes	15 pts	Well-supported claim(s)	Claims are supported
Uneeda Smith-Sellers	15 pts	Meets or exceeds my expectations	The Offeror's proposal shows qualifications for the team with the ability to manage approximately 3 tasks orders.
Veronica Green	15 pts	Strongly fits desired attribute(s)	Principal has experience with on call contracts for cities of comparable size. The Project Manager is a specialized small area planner with experience in revitalization and sustainable developmet

E-1 - Public Engagement Approach - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	10 pts	Strongly fits desired attribute(s)	Outstanding engagement strategy utilizing stakeholder interviews, design charrettes, visualization techniques, workshops, and collaborative planning methods that exceed minimum RFP requirements.
Al Barnes	10 pts	Well-supported claim(s)	Submitted claims
Uneeda Smith-Sellers	10 pts	Meets or exceeds my expectations	The Offeror's proposal demonstrates a proposed methodology for community engagement.
Veronica Green	9 pts	High level of detail in response	community center engagement strategy. Target approach to stakeholders. traditional methods, expanded targeted audience and includes social media as an outreach tool that may expand our public engagement reach

F-1 - Cost Proposal - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeremy Andrews	3.95 pts	Other	Cost score represents the average of the individual evaluator cost scores as calculated by Procurement.

CPL Architects, Engineers, Landscape Architect and Surveyor, D.P.C. (P.C.) dba CPL - Scoring Comments

A-1 - Relevant Municipal Planning Experience - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	22 pts	Strongly fits desired attribute(s)	Good municipal planning experience supporting local governments across multiple planning disciplines.
Al Barnes	25 pts	Strongly fits desired attribute(s)	Submitted what was asked and examples to reference.
Uneeda Smith-Sellers	25 pts	Meets or exceeds my expectations	The Offeror's proposal demonstrates strong relevant experience providing professional planning services for municipalities of similar size and complexity. The examples cited—including the City of Chamblee, City of Mulberry, City of Covington, and other

Reviewer	Score	Reason	Comments
			comparable Georgia municipalities—show direct experience with comprehensive planning, master planning, land use policy, future development guidance, public engagement, and implementation-focused recommendations. This experience is relevant to the City's needs because it reflects work in communities managing growth, redevelopment, transportation coordination, housing considerations, economic development, and preservation of community character.
Veronica Green	24 pts	High level of detail in response	Applicant team provided a documentation that it is capable of creating visionary and policy driven planning studies. Particularly with Douglas County Initiative where policy is central to the small area and corridor plan

B-1 - Experience with Small Area Studies - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	22 pts	Strongly fits desired attribute(s)	Relevant experience preparing neighborhood and corridor plans with implementation recommendations.
Al Barnes	20 pts	Well-supported claim(s)	Submitted what was required.
Uneeda Smith-Sellers	25 pts	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience developing Small Area Plans, corridor studies, master plans, and similar focused planning efforts. The proposal reflects relevant planning expertise, including public engagement activities and implementation-oriented strategies designed to guide future decision-making and project execution.

Reviewer	Score	Reason	Comments
Veronica Green	24 pts	High level of detail in response	Applicant specified the Douglas County Lee Rd Study as a small area plan and corridor study. Its strength is that it is policy-based growth. The plan focused on redevelopment and preservation and economic development efforts for the next twenty years. The Saint Rose Playbook is of particular interest because it takes existing infrastructure creates a plan to incorporate housing, workforce training and civic functions. Revitalization and Redevelopment with modern infrastructure is a central desire for the city and with the Covington Urban Redevelopmentt plan the applicant meets this criteria

C-1 - Technical Expertise in Priority Areas - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	17 pts	Strongly fits desired attribute(s)	Competent planning team with appropriate technical capabilities. Proposal demonstrates less emphasis on placemaking and urban design innovation.
Al Barnes	20 pts	Strongly fits desired attribute(s)	Yes, Submitted examples to reference.
Uneeda Smith-Sellers	19 pts	Meets or exceeds my expectations	The Offeror's proposal demonstrates expertise in what the City of Stockbridge is requesting.
Veronica Green	19 pts	High level of detail in response	The application notes that CPL has participated in numerous placemaking initiatives in the state of GA. The application does indicate that CPL can provide an large variety of planning activities for projects over the expected time period which may include efforts led by the DDA and Economic Development. The provided example of the suitability

Reviewer	Score	Reason	Comments
			assessment for industrial recruitment of and policy building in Bethlehem. It is visionary in the efforts for Grand Etowah reimagining the city center as a village with a variety of housing options as well a economic and civic opportunities. Additionally the complex planing fo rthe Snellville Town Center master plan which included a multi-disciplinary approach

D-1 - Project Team Qualifications & Capacity - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	14 pts	Strongly fits desired attribute(s)	Experienced staff with sufficient organizational resources to complete assigned work.

Reviewer	Score	Reason	Comments
Al Barnes	15 pts	Strongly fits desired attribute(s)	Strong candidates were submitted.
Uneeda Smith-Sellers	14 pts	Well-supported claim(s)	Does the Offeror's proposal demonstrate the qualifications, availability, and experience of key personnel assigned to this contract, including the ability to manage approximately three (3) task orders annually?
Veronica Green	10 pts	Well-supported claim(s)	The Principal in Charge has significant experience in the areas in which this contract will initially focus. The Project Manager however, does not have much document experience in this type of planning work. His primary skill set has been in code. It should be noted that in his prior work experience he was the project Manager for the Riverdale LCI and and Marietta. Gillam Sinharoy a Senior Planner has the most

Reviewer	Score	Reason	Comments
			experience in the areas of initial interest

E-1 - Public Engagement Approach - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	8 pts	Strongly fits desired attribute(s)	Adequate public engagement process that satisfies RFP requirements but lacks innovative outreach techniques.
Al Barnes	10 pts	Strongly fits desired attribute(s)	Submitted examples to reference.
Uneeda Smith-Sellers	10 pts	Strongly fits desired attribute(s)	The Offeror's proposal demonstrates a strong and comprehensive methodology for conducting meaningful stakeholder and community engagement. The proposed approach meets and exceeds expectations by outlining

Reviewer	Score	Reason	Comments
			effective strategies to engage stakeholders and community members throughout the planning process, promote inclusive participation, gather meaningful feedback, and incorporate input into final recommendations and implementation strategies.
Veronica Green	10 pts	High level of detail in response	The applicant demonstrated capability of creating public engagement that innovative in and interactives this was highlighted in the Mid City Stroll initiative. The type of activities were inclusive and memorable ensuring continued engagement. Additionally the applicant provided examples of traditional public engagement meeting the primary users where they were.

F-1 - Cost Proposal - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeremy Andrews	3.55 pts	Other	Cost score represents the average of the individual evaluator cost scores as calculated by Procurement.

Kimley-Horn - Scoring Comments

A-1 - Relevant Municipal Planning Experience - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	24 pts	Strongly fits desired attribute(s)	Extensive municipal planning and engineering experience with numerous redevelopment and downtown planning assignments. Excellent experience across Georgia and nationally.
Al Barnes	25 pts	Well-supported claim(s)	Submitted well supported claims
Uneeda Smith-Sellers	24 pts	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience.
Veronica Green	23 pts	Well-supported claim(s)	Applicant has completed on call planning and small areas studies in comparable communities and has an extensive amount of resources from from the larger corporation.

Reviewer	Score	Reason	Comments
			Comp Planning in Chamblee, Small Areas studies in Gwinett and Peachtree corners mirror the city's needs and vision

B-1 - Experience with Small Area Studies - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	24 pts	Strongly fits desired attribute(s)	Strong history of corridor studies, downtown planning, and redevelopment planning. Demonstrated experience with implementation-oriented planning efforts comparable to the City's needs.
Al Barnes	20 pts	Well-supported claim(s)	Small area experience was submitted

Reviewer	Score	Reason	Comments
Uneeda Smith-Sellers	23 pts	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience of developing small areas.
Veronica Green	23 pts	High level of detail in response	Gwinnet Place Mall Revitalization, Peachtree Corners Small Area Plan and the Atlanta Small Area Plans have elements that mirror the city's needs. Also has flexibility for transportation studies and economic development plans

C-1 - Technical Expertise in Priority Areas - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	20 pts	Strongly fits desired attribute(s)	Outstanding multidisciplinary capabilities including planning, transportation, engineering, utilities, economic development, GIS, and implementation.

Reviewer	Score	Reason	Comments
			Comprehensive technical resources exceed project requirements.
Al Barnes	10 pts	Medium level of detail in response	Detail was limited.
Uneeda Smith-Sellers	18 pts	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience in housing redevelopment with transportation planning and using urban design.
Veronica Green	15 pts	High level of detail in response	Applicant provided little emphasis on housing strategies

D-1 - Project Team Qualifications & Capacity - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	15 pts	Meets or exceeds my expectations	Highly experienced senior staff supported by one of the largest

Reviewer	Score	Reason	Comments
			multidisciplinary planning teams in the industry. Excellent organizational depth and project management capacity.
Al Barnes	5 pts	Mostly complete response	Key personnel qualifications were submitted
Uneeda Smith-Sellers	14 pts	Meets or exceeds my expectations	The Offeror's proposal shows qualifications for the team with the ability to manage approximately 3 tasks orders.
Veronica Green	13 pts	High level of detail in response	Project Manager has extensive experience around the greater Atlanta area, including on call planning, Ici, and small area plan as well as transportation planning. Very little focus on housing strategies. Project Director has extensive experience with On-call projects.

E-1 - Public Engagement Approach - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	10 pts	High level of detail in response	Comprehensive public engagement process utilizing digital engagement tools, stakeholder outreach, workshops, and community meetings designed to build consensus.
Al Barnes	5 pts	Medium level of detail in response	Proposed community engagement
Uneeda Smith-Sellers	9 pts	Meets or exceeds my expectations	The Offeror's proposal demonstrates a proposed methodology for community engagement.
Veronica Green	8 pts	Well-supported claim(s)	Applicant used a data drive approach in conjunction with traditional methodology. Applicant is capable of target public engagement as well as digital platforms.

F-1 - Cost Proposal - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeremy Andrews	2.95 pts	Other	Cost score represents the average of the individual evaluator cost scores as calculated by Procurement.

Gresham Smith - Scoring Comments

A-1 - Relevant Municipal Planning Experience - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	22 pts	Strongly fits desired attribute(s)	Strong planning and transportation portfolio with significant public-sector experience. Proposal demonstrates relevant municipal expertise but less emphasis on transformational downtown planning.
Al Barnes	20 pts	Well-supported claim(s)	Submitted what was requested
Uneeda Smith-Sellers	20 pts	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience.
Veronica Green	20 pts	Strongly fits desired attribute(s)	The applicant provided multiple examples of municipal planning, primarily focusing on transportation planning and comp plans for

Reviewer	Score	Reason	Comments
			comparable size cities. Small area studies are primarily LCI and CID

B-1 - Experience with Small Area Studies - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	21 pts	Strongly fits desired attribute(s)	Experience includes corridor planning and urban design; however, fewer examples of implementation-focused downtown master plans similar to the City's vision.
Al Barnes	20 pts	Well-supported claim(s)	Submitted what was requested and examples.
Uneeda Smith-Sellers	20 pts	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience of developing small areas.

Reviewer	Score	Reason	Comments
Veronica Green	20 pts	Strongly fits desired attribute(s)	Applicant primarily focuses on LCI and CID work. The applicant does state explicitly layout types of policies with vision for the noted studies.

C-1 - Technical Expertise in Priority Areas - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	19 pts	Strongly fits desired attribute(s)	Highly capable multidisciplinary firm with strengths in planning, landscape architecture, transportation, and design. Excellent technical resources available.
Al Barnes	20 pts	Well-supported claim(s)	Submitted what was requested
Uneeda Smith-Sellers	17 pts	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience in

Reviewer	Score	Reason	Comments
			housing redevelopment with transportation planning and using urban design.
Veronica Green	15 pts	Strongly fits desired attribute(s)	Applicant included a funding plan for Brighton TN, Also focused on trails plan. Of particular interest is the Hahira Area Traffic Studies which was an analysis of transportation and land use. The applicant did not further explain what makes it unique or successful

D-1 - Project Team Qualifications & Capacity - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	15 pts	High level of detail in response	Outstanding professional staff with extensive qualifications and organizational depth. Project team

Reviewer	Score	Reason	Comments
			demonstrates excellent experience and capacity.
Al Barnes	10 pts	Well-supported claim(s)	Submitted key personnel
Uneeda Smith-Sellers	13 pts	Meets or exceeds my expectations	The Offeror's proposal shows qualifications for the team with the ability to manage approximately 3 tasks orders.
Veronica Green	13 pts	Strongly fits desired attribute(s)	Applicant has a pool of planners that perform municipal planning however their plans are primarily transportation focused or comp plans. Subcontractors would be utilized for housing and economics and engagement.

E-1 - Public Engagement Approach - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	8 pts	Strongly fits desired attribute(s)	Solid engagement approach utilizing traditional public meetings and stakeholder coordination. Less innovative than several competing proposals.
Al Barnes	10 pts	High level of detail in response	Detail was very good.
Uneeda Smith-Sellers	8 pts	Meets or exceeds my expectations	The Offeror's proposal demonstrates a proposed methodology for community engagement.
Veronica Green	7 pts	High level of detail in response	Applicant centers the use of digital tools including surveys, interactive mapping and join local engagement opportunities. Also includes focus groups.

F-1 - Cost Proposal - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeremy Andrews	3.25 pts	Other	Cost score represents the average of the individual evaluator cost scores as calculated by Procurement.

Inspire Placemaking Collective, Inc. - Scoring Comments

A-1 - Relevant Municipal Planning Experience - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	23 pts	Strongly fits desired attribute(s)	Strong portfolio of downtown revitalization, placemaking, and urban design projects with experience working alongside municipal governments. Slightly fewer large municipal projects than top-ranked firms.
Al Barnes	15 pts	Mostly complete response	Submitted what was required.
Uneeda Smith-Sellers	21 pts	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience.
Veronica Green	23 pts	Well-supported claim(s)	The applicant provided emphasis on small area plans, the creation of toolkits and guidance documents for funding and policies for serval

Reviewer	Score	Reason	Comments
			studies in line with the initial project. It all provided opportunities for public works and economic development to use the contract for tasks such the Downtown Development Authority Strategic Plan for Watkinsville witha focus on sthort term strategies. This very much need to push the needle forward in certain areas in need of revitalization .and Garner, NC Economic Development Plan.

B-1 - Experience with Small Area Studies - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	24 pts	Strongly fits desired attribute(s)	Demonstrated expertise in neighborhood, downtown, and district planning emphasizing public realm improvements and

Reviewer	Score	Reason	Comments
			placemaking. Portfolio aligns well with City's downtown vision.
Al Barnes	15 pts	Mostly complete response	Has experience developing small areas
Uneeda Smith-Sellers	22 pts	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience of developing small areas.
Veronica Green	23 pts	Well-supported claim(s)	Documented history of small area plan in ga and fl. Including plan with non-traditional anchors and considerable housing needs.

C-1 - Technical Expertise in Priority Areas - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	19 pts	Strongly fits desired attribute(s)	Exceptional urban design, visualization, and placemaking

Reviewer	Score	Reason	Comments
			expertise. Team demonstrates innovative approaches to creating vibrant public spaces and community identity.
Al Barnes	10 pts	Mostly complete response	Submitted response.
Uneeda Smith-Sellers	18 pts	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience in housing redevelopment with transportation planning and using urban design.
Veronica Green	16 pts	Strongly fits desired attribute(s)	The combination of Croy engineering with direct experience working the city of Stockbridge and projects that allows the contract to be used across departments

D-1 - Project Team Qualifications & Capacity - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	14 pts	Meets or exceeds my expectations	Experienced leadership team with strong urban design credentials. Smaller organizational depth compared to larger multidisciplinary firms.
Al Barnes	5 pts	Medium level of detail in response	Details were medium/ task orders
Uneeda Smith-Sellers	13 pts	Meets or exceeds my expectations	The Offeror's proposal shows qualifications for the team with the ability to manage approximately 3 tasks orders.
Veronica Green	10 pts	Strongly fits desired attribute(s)	Project team is diverse and has worked on a variety of projects that would be beneficial to the city. Julia Clark is not list in the organization chart but is expected to be available 55% of the time

E-1 - Public Engagement Approach - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	10 pts	Meets or exceeds my expectations	Outstanding community engagement methodology emphasizing interactive workshops, charrettes, tactical urbanism, and public participation. One of the strongest engagement approaches submitted.
Al Barnes	5 pts	Medium level of detail in response	Medium detail
Uneeda Smith-Sellers	8 pts	Meets or exceeds my expectations	The Offeror's proposal demonstrates a proposed methodology for community engagement.
Veronica Green	6 pts	Medium level of detail in response	applicant uses traditional public engagement methods, hybrid meetings, workshops, digital survey and public meeting because the city has lackluster public engagement, we require a more innovative and

Reviewer	Score	Reason	Comments
			comprehensive approach to public engagement

F-1 - Cost Proposal - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeremy Andrews	3.3 pts	Other	Cost score represents the average of the individual evaluator cost scores as calculated by Procurement.

Pond & Company - Scoring Comments

A-1 - Relevant Municipal Planning Experience - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	23 pts	High level of detail in response	Strong municipal experience with planning, architecture, engineering, and redevelopment assignments. Good understanding of local government processes.
Al Barnes	25 pts	Well-supported claim(s)	Provided small area planning
Uneeda Smith-Sellers	23 pts	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience.
Veronica Green	23 pts	Meets or exceeds my expectations	Provided an example of tasks and approach to a small area plan. used savannah as an example with clearly defined deliverables

B-1 - Experience with Small Area Studies - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	22 pts	Strongly fits desired attribute(s)	Relevant experience with corridor studies and redevelopment planning. Portfolio contains fewer signature downtown master plans than higher-ranked firms.
Al Barnes	20 pts	Well-supported claim(s)	Submitted what was asked
Uneeda Smith-Sellers	23 pts	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience of developing small areas.
Veronica Green	21 pts	Strongly fits desired attribute(s)	savannah, cumberland cid, tara blvd Ici,

C-1 - Technical Expertise in Priority Areas - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	18 pts	Strongly fits desired attribute(s)	Well-rounded multidisciplinary capabilities integrating planning, engineering, architecture, and infrastructure planning. Technical approach is comprehensive but less innovative.
Al Barnes	10 pts	Medium level of detail in response	Submitted what was asked
Uneeda Smith-Sellers	19 pts	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience in housing redevelopment with transportation planning and using urban design.
Veronica Green	18 pts	High level of detail in response	applicant deconstructed the tasks and approach for small, medium and large plan that allows for the distribution of work and deliverables

D-1 - Project Team Qualifications & Capacity - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	14 pts	Strongly fits desired attribute(s)	Qualified project team with appropriate experience and organizational resources to complete the work.
Al Barnes	5 pts	Mostly complete response	Qualifications were submitted
Uneeda Smith-Sellers	14 pts	Meets or exceeds my expectations	The Offeror's proposal shows qualifications for the team with the ability to manage approximately 3 tasks orders.
Veronica Green	10 pts	Strongly fits desired attribute(s)	high availability of project manager, less experience than other project managers for this on call

E-1 - Public Engagement Approach - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	9 pts	Strongly fits desired attribute(s)	Well-developed engagement strategy incorporating public meetings and stakeholder outreach. Less emphasis on creative engagement techniques.
Al Barnes	5 pts	Mostly complete response	Proposed community engagement
Uneeda Smith-Sellers	9 pts	Meets or exceeds my expectations	The Offeror's proposal demonstrates a proposed methodology for community engagement.
Veronica Green	9 pts	High level of detail in response	traditional public engagement to be led by the collaborative firm. site visits, walk audits, pop ups, A Project website and dashboard for the project

F-1 - Cost Proposal - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeremy Andrews	3.25 pts	Other	Cost score represents the average of the individual evaluator cost scores as calculated by Procurement.

Spinks Technologies, Inc. - Scoring Comments

A-1 - Relevant Municipal Planning Experience - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	12 pts	Medium level of detail in response	Proposal demonstrates limited experience providing comprehensive municipal planning services comparable to the City's requested scope.
Al Barnes	0 pts	Incomplete response	Incomplete
Uneeda Smith-Sellers	21 pts	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience.
Veronica Green	5 pts	Poor level of detail in response	While the applicant provides an innovative approach to planning activities, no examples of are identified and the methodology is unproven.

B-1 - Experience with Small Area Studies - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	10 pts	Medium level of detail in response	Few examples of downtown planning or Small Area Plan experience were provided.
Al Barnes	0 pts	Incomplete response	Incomplete
Uneeda Smith-Sellers	20 pts	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience of developing small areas.
Veronica Green	5 pts	Doesn't meet my expectations	Applicant provides no examples of previous work experience or success

C-1 - Technical Expertise in Priority Areas - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	12 pts	Partially fits desired attributes	Proposal demonstrates technical capabilities in select areas but lacks the multidisciplinary planning expertise required for this contract.
Al Barnes	0 pts	Incomplete response	Incomplete
Uneeda Smith-Sellers	17 pts	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience in housing redevelopment with transportation planning and using urban design.
Veronica Green	5 pts	Doesn't meet my expectations	applicant has experience in maritime and military initiatives and seeks to test AI in municipal planning.

D-1 - Project Team Qualifications & Capacity - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	11 pts	High level of detail in response	Project team possesses relevant professional qualifications but limited demonstrated experience with comparable municipal planning assignments.
Al Barnes	0 pts	Incomplete response	Incomplete
Uneeda Smith-Sellers	12 pts	Meets or exceeds my expectations	The Offeror's proposal shows qualifications for the team with the ability to manage approximately 3 tasks orders.
Veronica Green	5 pts	Partially meets my expectations	While Al led may be able to complete task orders the methodology is largely untried and cannot guarantee accuracy

E-1 - Public Engagement Approach - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	7 pts	High level of detail in response	Public engagement methodology meets minimum requirements but lacks detail and innovation compared to competing firms.
Al Barnes	0 pts	Incomplete response	Incomplete
Uneeda Smith-Sellers	8 pts	Meets or exceeds my expectations	The Offeror's proposal demonstrates a proposed methodology for community engagement.
Veronica Green	7 pts	Meets or exceeds my expectations	materials would be developed in AI with the principle facilitating traditional methods of public engagement

F-1 - Cost Proposal - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeremy Andrews	3.75 pts	Other	Cost score represents the average of the individual evaluator cost scores as calculated by Procurement.

SEAS Community Partners - Scoring Comments

A-1 - Relevant Municipal Planning Experience - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	20 pts	Well-supported claim(s)	Relevant planning experience with emphasis on community development and stakeholder engagement. Municipal planning portfolio is more limited than higher-ranked firms.
Al Barnes	10 pts	Partially meets my expectations	Submitted what was required
Uneeda Smith-Sellers	21 pts	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience.
Veronica Green	13 pts	Partially meets my expectations	Applicant did not provide direct examples of municipal planning initiatives such as a CID, LCI or CTP.

B-1 - Experience with Small Area Studies - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	20 pts	Well-supported claim(s)	Experience includes neighborhood planning and community-based planning initiatives but fewer comprehensive downtown planning projects.
Al Barnes	10 pts	Partially meets my expectations	Submitted medium level response
Uneeda Smith-Sellers	22 pts	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience of developing small areas.
Veronica Green	8 pts	Doesn't meet my expectations	Applicant failed to provide examples of small area studies, corridor studies. It does include previous experience with the City of Stockbridge in public engagement

C-1 - Technical Expertise in Priority Areas - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	16 pts	Well-supported claim(s)	Team demonstrates strengths in community planning and engagement but offers less depth in urban design and implementation planning.
Al Barnes	5 pts	Poor level of detail in response	Submitted what was requested
Uneeda Smith-Sellers	18 pts	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience in housing redevelopment with transportation planning and using urban design.
Veronica Green	7 pts	Partially fits desired attributes	No examples provided to demonstrate work experience

D-1 - Project Team Qualifications & Capacity - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	13 pts	Well-supported claim(s)	Qualified staff with relevant experience appropriate for smaller planning assignments.
Al Barnes	5 pts	Medium level of detail in response	Response was basic
Uneeda Smith-Sellers	13 pts	Meets or exceeds my expectations	The Offeror's proposal shows qualifications for the team with the ability to manage approximately 3 tasks orders.
Veronica Green	0 pts	Incomplete response	No organizational chart or list of project team members and experience included

E-1 - Public Engagement Approach - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	9 pts	Well-supported claim(s)	Strong emphasis on inclusive public participation and community

Reviewer	Score	Reason	Comments
			outreach throughout the planning process.
Al Barnes	0 pts	Poor level of detail in response	Poor level
Uneeda Smith-Sellers	8 pts	Meets or exceeds my expectations	The Offeror's proposal demonstrates a proposed methodology for community engagement.
Veronica Green	7 pts	Meets or exceeds my expectations	traditional public engagement methods.

F-1 - Cost Proposal - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeremy Andrews	4.4 pts	Other	Cost score represents the average of the individual evaluator cost

Reviewer	Score	Reason	Comments
			scores as calculated by Procurement.

PROPOSAL LETTER

We propose to furnish and deliver all the services named in the attached Request for Proposal (RFP). The price or prices offered herein shall apply for the period stated in the RFP.

We further agree to strictly abide by all the terms and conditions contained in the City of Stockbridge Procurement Manual as modified by any attached special terms and conditions, all of which are made a part hereof. Any exceptions are noted in writing and included in this proposal. It is understood and agreed that this statement of Proposal and proposal constitutes an offer, which, when accepted in writing by the Procurement Office, City of Stockbridge, and subject to the terms and conditions of such acceptance, will constitute a valid and binding contract between the undersigned and the City of Stockbridge.

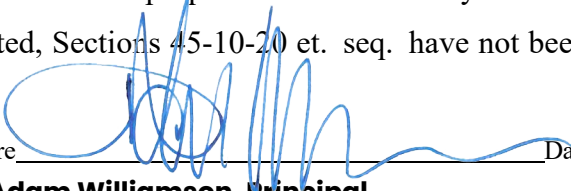
It is understood and agreed that we have read the City's specifications shown or referenced in the RFP and that this statement is made in accordance with the provisions of such specifications. By our written signature on this proposal, we guarantee and certify that all items included in this statement meet or exceed all such City specifications. We further agree, if awarded a contract, to deliver goods and services that meet or exceed the specifications. The City of Stockbridge reserves the right to reject any or all offers, waive technicalities and informalities, and to make an award in the best interest of the city.

It is understood and agreed that this statement of Proposal and proposal shall be valid and held open for a period of one hundred twenty (120) days from the opening date.

PROPOSAL SIGNATURE AND CERTIFICATION

(Proposer to sign and return)

I certify that this offer is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a proposal for the same materials, supplies, equipment, or services and is in all respects fair and without collusion or fraud. I understand collusive bidding is a violation of State and Federal Law and can result in fines, prison sentences, and civil damage awards. I agree to abide by all conditions of the proposal and certify that I am authorized to sign this proposal for the proposer. I further certify that the provisions of the Official Code of Georgia Annotated, Sections 45-10-20 et. seq. have not been violated and will not be violated in any respect.

Authorized Signature  Date **May 26, 2026**

Print/Type Name **Adam Williamson, Principal**

Print/Type Company Name Here **TSW**

Email **awilliamson@tsw-design.com**

**STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE**

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE EXECUTION OF AN ON-CALL PROFESSIONAL PLANNING SERVICES CONTRACT WITH TSW DESIGN, INC. PURSUANT TO RFP 2026-0009 FOR THE COMPLETION OF SMALL AREA STUDIES, THE ADVANCEMENT OF LONG-RANGE PLANNING INITIATIVES, THE DEVELOPMENT OF FUTURE COMPREHENSIVE PLAN UPDATES, AND THE PROVISION OF RELATED PROFESSIONAL PLANNING SERVICES; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, the City Council of the City of Stockbridge desires to facilitate responsible community growth and economic vitality to meet the needs of residents; and

WHEREAS, Article IX, Section II, Paragraph IV of the Georgia Constitution empowers the governing authority of each county and of each municipality to adopt plans and exercise the power of zoning; and

WHEREAS, the City of Stockbridge is a municipal corporation duly organized and existing under the laws of the State of Georgia; and

WHEREAS, the City of Stockbridge seeks to provide timely and effective professional planning services to support current planning, long-range planning, zoning administration, community development initiatives, small area studies, economic development efforts, housing analyses, urban design projects, and related planning activities; and

WHEREAS, the City issued Request for Proposals (RFP) No. 2026-0009 for On-Call Professional Planning Services in accordance with the City's procurement policies and procedures; and

WHEREAS, the solicitation was publicly advertised, questions were addressed through an official addendum process, and nine (9) proposals were received by the established deadline; and

THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF STOCKBRIDGE, GEORGIA AS FOLLOWS,

SECTION 1. Approval of Contract. The Mayor and City Council hereby approve the award of RFP 2026-0009 for On-Call Professional Planning Services to TSW Design, Inc., having received the highest evaluation score of 93.95 points.

SECTION 2. Authorization to Execute Contract. The Mayor is hereby authorized to execute an On-Call Professional Planning Services Contract with TSW Design, Inc., together with any related documents necessary to effectuate the intent of this Resolution, subject to approval as to form by the City Attorney.

SECTION 3. Intention of the Governing Body. It is the intention of the governing body, and it is hereby resolved that the provisions of this Resolution shall be carried out in accordance with the intent expressed herein.

SECTION 4. Severability. In the event that any section, subsection, sentence, clause, or phrase of this Resolution is declared invalid, the remaining portions shall remain in full force and effect.

SECTION 5. Approval of Execution. The Mayor is hereby authorized to sign all documents necessary to effectuate this Resolution.

SECTION 6. Attestation. The City Clerk is authorized to execute, attest to, and seal any documents necessary to effectuate this Resolution.

SECTION 7. Repeal of Conflicting Provisions. Except as otherwise provided herein, all resolutions or parts of resolutions in conflict with this Resolution are hereby repealed.

SECTION 8. Authority to Amend. The City Attorney is granted the authority to amend or correct this Resolution, with the express consent of the City Council, to reflect the intent of the Council and ensure compliance with applicable laws.

SECTION 9. Effective Date. This Resolution shall become effective immediately upon adoption.

SO RESOLVED this ____ day of _____, 2026.

Jayden Williams, Mayor

ATTEST:

(SEAL)
Cassandra Lester, Interim City Clerk

APPROVED AS TO FORM:

QUINTON G. WASHINGTON, City Attorney

RFP No. 2026-00009

On-Call Professional Planning Services

05/18/2026

**4640 N. Henry Boulevard, Levi Conference Room, Stockbridge, Georgia
30281**

PROPOSAL DUE DATE:

Wednesday, June 17th at 2 PM EST.

Proposals shall only be accepted online through the Bonfire Portal at:

[Bonfire Portal](#)

Any proposal submitted in any other format (email, paper, fax, mail, etc.) will not be accepted.

Instructions to Offerors:

1. The City of Stockbridge is soliciting proposals from qualified firms to provide professional planning services on an on-call, as-needed basis. This solicitation does not guarantee a minimum amount of work. Services will be authorized on an as-needed, task-order basis at the City's sole discretion.
2. From issuance of this RFP until award, Offerors shall not contact any City employee, official, or elected representative regarding this solicitation except through the designated procurement contract. For this reason, only clarifying procedural questions are accepted during the Q&A Opportunity as indicated in number two (2) below.
3. All questions or requests for clarification must be sent via Bonfire under Message - Opportunity Q&A:
4. Questions are due no later than **Monday, June 8th by 5 PM EST** Questions received after this date and time will not be answered.
5. Questions and clarifications will be answered in the form of an addendum. Any addenda, schedule changes, and other important information regarding the solicitation related to this solicitation will be posted on the Bonfire website at the [Bonfire Portal](#) and it is the Offeror's responsibility to check the Bonfire portal for any addenda or other communications related to this solicitation. Proposals shall be submitted electronically through the Bonfire Portal only. Proposals submitted by any other means shall be deemed non-responsive and rejected.
6. The City of Stockbridge reserves the right to reject all proposals and to waive technicalities and informalities, and to make award in the best interest of the City of Stockbridge.
7. The City of Stockbridge is not responsible for any technical difficulties. It is highly recommended that all potential contractors submit their proposals prior to the due date of this solicitation.
8. **Cost proposal must be submitted in a separate document. Do not include your pricing information in any other section of your RFP submittals.**

PROPOSAL LETTER

We propose to furnish and deliver all the services named in the attached Request for Proposal (RFP). The price or prices offered herein shall apply for the period stated in the RFP.

We further agree to strictly abide by all the terms and conditions contained in the City of Stockbridge Procurement Manual as modified by any attached special terms and conditions, all of which are made a part hereof. Any exceptions are noted in writing and included in this proposal. It is understood and agreed that this statement of Proposal and proposal constitutes an offer, which, when accepted in writing by the Procurement Office, City of Stockbridge, and subject to the terms and conditions of such acceptance, will constitute a valid and binding contract between the undersigned and the City of Stockbridge.

It is understood and agreed that we have read the City's specifications shown or referenced in the RFP and that this statement is made in accordance with the provisions of such specifications. By our written signature on this proposal, we guarantee and certify that all items included in this statement meet or exceed all such City specifications. We further agree, if awarded a contract, to deliver goods and services that meet or exceed the specifications. The City of Stockbridge reserves the right to reject any or all offers, waive technicalities and informalities, and to make an award in the best interest of the city.

It is understood and agreed that this statement of Proposal and proposal shall be valid and held open for a period of one hundred twenty (120) days from the opening date.

PROPOSAL SIGNATURE AND CERTIFICATION

(Proposer to sign and return)

I certify that this offer is made without prior understanding, agreement, or connection with any corporation, firm, or person submitting a proposal for the same materials, supplies, equipment, or services and is in all respects fair and without collusion or fraud. I understand collusive bidding is a violation of State and Federal Law and can result in fines, prison sentences, and civil damage awards. I agree to abide by all conditions of the proposal and certify that I am authorized to sign this proposal for the proposer. I further certify that the provisions of the Official Code of Georgia Annotated, Sections 45-10-20 et. seq. have not been violated and will not be violated in any respect.

Authorized Signature _____ Date _____

Print/Type Name _____

Print/Type Company Name Here _____

Email _____

EXHIBIT A
General Conditions

This CONTRACT made and entered into this ____ day of _____, 2026 by and between the City of Stockbridge, (Party of the First Part, hereinafter called the “City”), and _____. Party of the Second Part, hereinafter called the “Service Provider” or “Contractor”).

NOW THEREFORE, for and in consideration of the mutual promises and obligations contained herein and under the conditions hereinafter set forth, the parties do hereby agree as follows:

1. TERMS:

This Agreement shall be effective upon its execution (the “Effective Date”). The services to be performed under this Contract shall commence upon the date stated in the notice to proceed letter. This Contract shall terminate absolutely and without further obligation on the part of the City on December 31, 2026, and each December 31 of each succeeding and renewed year, as required by O.C.G.A. §36-60-13, as amended, unless terminated earlier in accordance with the provisions of this Contract.

OPTIONAL RENEWALS:

This Contract may be renewed at the sole discretion of the City for four (4) additional twelve-month terms, upon the same terms and conditions, as provided for in this Contract, unless terminated by the City, by notice to the service provider, or termination and non-renewal by December 31 of the Contract year.

Upon each renewal option, the contractor shall provide the City with updated contact information for the designated person responsible for overseeing the work. This information must include their name, telephone number, email address, cell phone number, and contact information for their immediate supervisor.

2. ATTACHMENTS:

The following documents are attached and are specifically incorporated herein by reference; and, along with this Contract and the General Conditions attached as Exhibit A, encompass all of the

Contract documents:

RFP (Instructions + Evaluation)

Exhibit A – General Conditions

Exhibit B – Scope of Work

Exhibit C – SAP Criteria / RFP Documents

EXHIBIT A
General Conditions

Exhibit D- E-Verify

Exhibit E- Drug-free Workplace

Exhibit F- Purchasing Policy Addition

Exhibit G- City Public Benefit Application

Exhibit H- References

Exhibit I- Cost Proposal

3. PERFORMANCE:

Service Provider agrees to furnish all skill and labor of every description necessary to carry out or to perform the services in accordance with the Contract Documents (the “Work”).

4. PRICE:

The City agrees to pay the Service Provider following receipt by the City of a detailed invoice reflecting the actual work performed by the Service Provider, provided, however, the Service Provider guarantees that the maximum price for materials, labor, and expenses shall be the amount reflected in Exhibit J.

5. INDEMNIFICATION AND HOLD HARMLESS:

[See Section 13 of Exhibit A. --- General Conditions]

Service Provider further agrees to protect, defend, indemnify, and hold harmless the CITY, its council members, officers, agents, and employees from and against any and all claims or liability for compensation under the Worker’s Compensation Act arising out of injuries sustained by any employee or subcontractor of the Service Provider, as allowed under the law.

6. TERMINATION FOR CAUSE:

The City may terminate this Contract for cause upon ten (10) days' prior written notice to the Service Provider of the Service Provider’s default in the performance of any term of this Contract. Such termination shall be without prejudice to any City’s rights or remedies provided by law.

7. TERMINATION FOR CONVENIENCE:

The City may terminate this Contract for its convenience at any time upon (30) days' written notice to the Service Provider. In the event of the City’s termination of this Contract for convenience, the Service Provider will be paid for those services actually performed. Partially

EXHIBIT A
General Conditions

completed performance of the Contract will be compensated based upon a signed statement of completion to be submitted by the Service Provider, who shall itemize each element of performance.

8. TERMINATION FOR FUND APPROPRIATION:

The City may unilaterally terminate this Contract due to lack of funding at any time by written notice to the Service Provider. In the event of the City's termination of this Contract for fund appropriation, the Service Provider will be paid for those services actually performed. Partially completed performance of the Contract will be compensated based upon a signed statement of completion to be submitted by the Service Provider, which shall itemize each element of performance.

9. CONTRACT NOT TO DISCRIMINATE:

During the performance of this Contract, the Service Provider will not discriminate against any employee or applicant for employment because of race, creed, color, sex, national origin, age, or disability, which does not preclude the applicant or employee from performing the essential functions of the position. The Service Provider will also, in all solicitations or advertisements for employees placed by qualified applicants, consider the same without regard to race, creed, color, sex, national origin, age, or disability, which does not preclude the applicant from performing the essential functions of the job. The Service Provider will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this Contract so that such provision will be binding upon each subservice provider for standard commercial supplies of raw materials.

10. ASSIGNMENT:

The Service Provider shall not sublet, assign, transfer, pledge, convey, sell, or otherwise dispose of the whole or any part of this Contract or his right, title, or interest therein to any person, firm, or corporation without the previous consent of the City in writing.

11. WAIVER:

A waiver by either party of any breach of any provision, term, covenant, or condition of this Contract shall not be deemed a waiver of any subsequent breach of the same or any other provision, term, covenant, or condition.

12. SEVERABILITY:

The parties agree that each of the provisions included in this Contract is separate, distinct, and severable

EXHIBIT A
General Conditions

from the other and remaining provisions of this Contract, and that the invalidity of any Contract provision shall not affect the validity of any other provision or provisions of this Contract.

13. GOVERNING LAW:

The parties agree that this Contract shall be governed and construed in accordance with the laws of the State of Georgia. This Contract has been signed in Henry County, Georgia.

14. MERGER CLAUSE:

The parties agree that the terms of this Contract include the entire Contract between the parties, and as such, shall exclusively bind the parties. No other representations, either oral or written, may be used to contradict the terms of this Contract.

IN WITNESS WHEREOF, the parties hereto, acting through their duly authorized agents, have caused this CONTRACT to be signed, sealed, and delivered.

Signatures on the following page

EXHIBIT A
General Conditions

STOCKBRIDGE, GEORGIA

By: _____ Jayden Williams

Mayor, City of Stockbridge, Georgia

ATTEST: _____

Cassandra

Lester

City Clerk

APPROVED AS TO FORM:

City Attorney

SERVICE PROVIDER:

Signature _____

Date _____

Print Name _____

Print Title _____

ATTEST:

Date _____

Signature

Print Name _____

Print Title _____

EXHIBIT A
General Conditions

Instructions to Offerors

1. Proposal Submission

Proposals shall be submitted electronically through the City's designated Bonfire Portal no later than the date and time specified in this Request for Proposals. Proposals submitted by any other means, including email or hard copy, shall be deemed non-responsive and rejected.

It is the sole responsibility of the Offeror to ensure timely submission. Late proposals will not be accepted under any circumstances.

2. Pre-Proposal Conference

A pre-proposal conference may be conducted at the City's discretion. Attendance is optional unless otherwise stated. Information provided at any pre-proposal conference shall not be binding unless issued by written addendum.

3. Questions and Clarifications

All questions regarding this solicitation shall be submitted in writing through the Bonfire Portal by the deadline established in the procurement schedule.

Responses to questions will be issued by written addendum only. Offerors shall not rely on verbal responses or information obtained outside the formal question-and-answer process.

4. Communications Restrictions

From the issuance of this RFP until contract award, Offerors shall not contact any City employee, official, or elected representative regarding this solicitation except through the designated procurement contact identified herein.

Unauthorized contact may result in disqualification of the Offeror's proposal.

5. Addenda

Any changes to this RFP shall be made by written addendum issued through the Bonfire Portal. It is the responsibility of each Offeror to monitor the portal for addenda and acknowledge receipt as required.

6. Proposal Evaluation and Award

Proposals will be evaluated based on the criteria set forth in this RFP. Award will be made to the offeror determined to provide the best overall value to the City, considering qualifications, experience, technical approach, and cost. The City is not obligated to award a contract to the lowest-priced Offeror.

EXHIBIT A
General Conditions

7. No Guarantee of Work

This solicitation is for on-call professional services. The City does not guarantee a minimum amount of work or the issuance of any task orders. Services will be authorized on an as-needed basis at the City's sole discretion.

8. City's Reservation of Rights

The City reserves the right to:

- Reject any or all proposals.
- Waive minor irregularities or informalities.
- Request clarification or additional information from Offerors.
- Cancel this solicitation in whole or in part.
- Negotiate with the highest-ranking offeror if deemed in the City's best interest.

9. Costs of Proposal Preparation

All costs incurred by Offerors in the preparation and submission of proposals shall be borne solely by the Offeror. The City shall not be responsible for any such costs.

10. Acceptance of Terms

Submission of a proposal constitutes acceptance of the terms, conditions, and procedures contained in this RFP, including the protest procedures set forth herein.

EXHIBIT B
SCOPE OF WORK AND SPECIFICATIONS

1. SCOPE OF WORK

The Contract will be to provide services to the City in accordance with the Contract Documents.

All work shall be performed in accordance with the Scope of Services attached hereto as Exhibit B

2. REGULATIONS

- 2.1 The Service Provider shall comply with all applicable federal, state, and local laws, ordinances, rules, and regulations pertaining to the performance of the work specified herein.
- 2.2 The Service Provider shall obtain all permits, licenses, and certificates, or any such approvals of plans or specifications as may be required by Federal, State, and local laws, ordinances, rules, and regulations, for the proper execution of the work specified herein.
- 2.3 During the performance of this Contract, the Service Provider shall keep current and, if requested by the City, provide copies of any and all licenses, registrations, or permits required by applicable governing agencies. The Service Provider shall keep a copy of any and all licenses, registrations, and permits on the job site while performing the Contract work.
- 2.4 The Service Provider will comply with the City of Stockbridge's purchasing policies.
- 2.5 Service Provider will complete all work in accordance with all applicable legal requirements, including but not limited to O.C.G.A. § 50-5-63, as applicable.

3. SERVICE PROVIDER'S PERSONNEL

- 3.1 The Service Provider will abide by all State and Federal regulations on wages and hours of an employee dealing with the employment relationship between the Service Provider and its subsidiaries or related parties and its employees, including but not limited to the Federal National Labor Relations Act, the Federal Fair Labor Standards Act, the Federal Civil Rights Act of 1964, as amended, and the Americans with Disabilities Act.
- 3.2 The Service Provider shall require all prospective employees to show proof of citizenship, or proof from the United States Immigration and Naturalization Service of valid entry permits and/or work permits for legal aliens, and proof that such legal aliens are eligible to be employed in the United States. This includes any requirement for participation in the DHS E-Verify or SAVE program.
- 3.3 The Service Provider shall transfer promptly from the City any employee or employees

EXHIBIT B

SCOPE OF WORK AND SPECIFICATIONS

that the City advises are not satisfactory and replace such personnel with employees satisfactory to the City; but in no event shall the City be responsible for monitoring or assessing the suitability of any employee or agent of the Service Provider.

3.4 The Service Provider's employees shall be instructed that no gratuities shall be solicited or accepted for any reason whatsoever from the tenants, customers, or other persons at the City.

3.5 Designation of Supervisor-the Service Provider shall designate an experienced Supervisor ("Supervisor") acceptable to the City for all purposes related to the work.

The initial Supervisor shall be (TBD).

3.5.1 The Supervisor shall be fully responsible for the Service Provider meeting all of its obligations under this Contract. The Supervisor shall provide the City with an appropriate status report on the project's progress. Supervisor and the City, but the final required times will be the City's discretion.

3.5.2 In the event that the designated Supervisor terminates employment with the Service Provider or is requested by the City to be removed from the role of Supervisor (as provided in Section 3.5), the position shall be assumed by an individual with equivalent qualifications, experience, and knowledge. Such replacement shall require the City's prior approval.

3.6 The process by which the service provider requests the removal of a team member from the project. If a Service Provider replaces a proposed team member, the Service Provider shall replace that team member with a similarly experienced team member. The City reserves the right to accept or reject any proposed or replacement team member, with or without cause, at any time during the project.

4. PERFORMANCE REQUIREMENTS

4.1 The Service Provider shall perform all of its obligations and functions under the Contract in accordance with the Contract specifications and industry standards. The Service Provider shall adjust and coordinate its activities to the needs and requirements of the City and perform its activities so as not to annoy, disturb, endanger, unreasonably interfere with or delay the operations or activities of the City.

4.2 The Service Provider's personnel shall perform work in compliance with all Federal, State, and City of Stockbridge regulations.

EXHIBIT B

SCOPE OF WORK AND SPECIFICATIONS

- 4.3 Any work required beyond that which is specified herein shall be reported in advance to the City. At no time shall work beyond the scope be performed without prior written authorization from the City.

5. CONFIDENTIAL INFORMATION

- 5.1 In the course of performing the Contract work, the Service Provider may gain access to security-sensitive and other sensitive information of the City.
- 5.2 The Service Provider agrees to hold all City data and information in confidence and to make such information known only to its employees and subcontracts who have a legitimate need to know such information and only after advising such persons of the Service Provider's non-disclosure obligations.
- 5.3 The Service Provider shall seek the City's prior written consent before using for any purpose other than the fulfillment of the Service Provider's obligations hereunder, or before releasing, disclosing, or otherwise making such information available to any other person.
- 5.4 The Service Provider shall employ such practices and take such actions to protect the City's information from unauthorized use or disclosure as the Service Provider employs and takes to protect its own information, but in no event shall the Service Provider use less than reasonable efforts to protect the City's information.
- 5.5 The provisions of this Section shall survive the expiration or earlier termination of the Contract.

6. COMPENSATION – INVOICE AND PAYMENT FOR SERVICES

- 6.1 The City shall pay the Service Provider, subject to any authorized deductions, the applicable prices set forth for each service authorized by the City, and actually delivered or performed, as the case may be, by the Service Provider to the satisfaction and acceptance, as appropriate, of the City. The timing of such payments shall be as set forth below in the Section.
- 6.2 The Service Provider shall deliver to the City approval and acceptance, and before eligible for final payment of any amounts due, all documents and material prepared by the Service Provider for the City under this Contract.
- 6.3 The City shall pay the undisputed amount of the Service Provider's invoice, as it may be

EXHIBIT B
SCOPE OF WORK AND SPECIFICATIONS

reduced to reflect unsubstantiated or unsatisfactory service. Items in dispute shall be paid upon the resolution of the dispute. No verification or payment of any amounts invoiced shall preclude the City from recovering any money paid in excess of that due under the terms of this Contract.

- 6.4 The Service Provider shall submit all invoices with purchase order number to: City of Stockbridge, GA, Accounts Payable, 4640 N. Henry Blvd Stockbridge, GA. 30281.
- 6.5 The Service Provider will agree to comply with the City of Stockbridge's Financial Policies and Purchasing Policy, to the extent applicable.
- 6.6 The Service Provider agrees that the compensation provided herein shall be full and final settlement of all claims arising against Stockbridge for work done, materials furnished, costs incurred or otherwise arising out of this contract and shall release the City from any and all further claims related to the payment for services and materials furnished in connection with this Agreement.
- 6.7 The Service Provider shall obtain and keep current all licenses, permits and authorizations, whether municipal, county, state or deferral, required for the performance of its obligations and functions hereunder and shall pay promptly when due all fees therefore.
- 6.8 The Service Provider shall abide by all applicable state and federal regulations pertaining to wages and hours of an employees; including but not limited to the Service Provider's compliance with requirements of O.C.G.A. 13-10-91 AND Rule 300-104-1-.02.

7. SERVICE PROVIDER'S LIABILITY

The Service Provider shall be responsible for the prompt payment of any fines imposed on the city or the Service Provider by any other federal, state or local governmental agency as a result of the Service Provider's, or its subcontractor's (or the officers' directors', employees' or agents' of either), failure to comply with the requirements of any law or any governmental agency rule, regulation, order or permit. The liability of the Service Provider under this Section 11 is in addition to and in no way a limitation upon any other liabilities and responsibilities which may be imposed by applicable law or by the indemnification provision of Section 12 hereof, and such liability shall survive the expiration or earlier termination of this Contract.

8. INDEMNIFICATION AND INSURANCE

- 8.1 In addition to indemnification provisions stated above, if the City's use of any service or

EXHIBIT B

SCOPE OF WORK AND SPECIFICATIONS

other items provided by or on behalf of the Service Provider is enjoined due to infringement of another person or entity's intellectual property rights, the Service Provider shall promptly, at its sole cost and expense, modify the infringing item so that it no longer infringes, procure for the City the legal right to continue using the infringing item, or procure for the City a non-infringing item, or procure for the City a non-infringing replacement item having equal or greater functional capabilities as the infringing item.

8.2 Insurance

8.2.1 General Liability and Automobile Liability. The Service Provider shall purchase and maintain in force during the term of the Contract, at its own cost and expense, to protect the Service Provider, the City, and the members (including, without limitation, all members of the governing City's Council and the citizens' advisory committees of each), officers agents, and employees of each, from and against any and all liabilities arising out of or in connection with the Service Provider's performance of the Contract work:

- (1) Commercial general liability insurance with coverage of not less than ONE MILLION DOLLARS (\$1,000,000.00) combined single limit per occurrence, and with contractual liability coverage for Service Provider's covenants to and indemnification of the City under the Contract, and
- (2) Automobile liability insurance with policy limits of not less than ONE MILLION DOLLORS (\$1,000,000.00) combined single limit per accident or occurrence covering each motor vehicle operated on City property.

8.2.1.1 Self-Insured Retention. Service Provider's commercial general liability insurance policies shall not be subject to a self-insured retention exceeding \$10,000, if the value of the Contract is less than \$1,000,000, and not be subject to a self-insured retention exceeding \$100,000, if the Contract is \$1,000,000 or more, unless approved by the City Manager. Service Provider's automobile liability insurance policies shall not be subject to a self-insured retention exceeding \$10,000, unless approved by the City Manager.

8.2.1.2 Additional Insured Endorsement. Service Provider agrees and shall cause

EXHIBIT B

SCOPE OF WORK AND SPECIFICATIONS

the City their member (including, without limitation, members of the City's Council and members of the citizens' advisory committees of each), officers, employees, and agents to be named as additional insured under such policy or policies of commercial general and automobile liability insurance.

12.7.1.2 Workers' Compensation and Employer's Liability. If Service Provider has any employee working on City property, Service Provider shall procure and maintain in force during the term of the Contract (i) workers' compensation insurance, and (ii) employer's liability insurance. The policy limits of the Service Provider's employer's liability insurance shall not be less than \$100,000 for "each employee." If the Service Provider is self-insured, the Service Provider shall provide proof of self-insurance and authorization to self-insure as required by applicable state laws and regulations.

12.7.1.3 Professional Liability Insurance. The Service Provider shall purchase and maintain in force during the term of the Contract, Professional Liability insurance which will pay for damages arising out of errors or omissions in the rendering, or failure to render professional services under the Contract in the amount of at least ONE MILLION DOLLARS (\$1,000,000.00) per claim. Such insurance must include nose and tail coverage for work performed by the Service Provider from the project's inception date until the Statute of Limitations has run for the work done on the project.

12.7.4 Health Insurance. Not applicable.

12.7.5 Garage Liability Insurance. Not applicable.

12.7.6 Garage Keeper's Legal Liability Insurance. Not applicable.

12.7.7 Crime Coverage. Not applicable.

12.7.8 Deductibles. The Service Provider's policies of insurance required by this Section 12.7 may require the Service Provider's payment of a deductible, provided the Service Provider's insurer is required to pay claims from the first dollar at 110% of the claim value without any requirement that the Service Provider pay the deductible prior to its insurer's payment of the claim.

12.7.9 Other Insurance Requirements. All insurance policies required by this Section 12.7 shall provide that they are primary insurance with respect to any other valid insurance the City may possess, and that any other insurance the City does possess shall

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SCOPE OF WORK AND SPECIFICATIONS

be considered excess insurance only. All such insurance shall be carried with a company or companies which meet the requirements of Section 13.2 of these General Conditions and said policies shall be in a form satisfactory to the City. A properly completed and executed Certificate of Insurance on a form provided or approved by the City (such as a current ACORD certificate of insurance) evidencing the insurance coverage required by this Section shall be furnished to the City upon the Service Provider shall provide the City with at least thirty (30) days' prior written notice of any adverse material change in the Service Provider's required insurance coverage except that ten (10) days' notice of cancellation for non-payment is required. For purposes of this Section 12.7.10, and "adverse material change" shall mean any reduction in the limits of the insurer's liability, any reduction, non-renewal or cancellation of any insurance coverage, or any increase in the Service Provider's self-insured retention. Prior to the expiration of any such policy, the Service Provider shall file with the City a certificate of insurance showing that such insurance coverage has been renewed. If the insurance coverage is canceled or reduced, the Service Provider shall, within five (5) days after such cancellation or reduction in coverage, file with the City a certificate showing that the required insurance has been reinstated or provided through another insurance company or companies approved by the City. If the Service Provider fails to obtain or have such insurance reinstated, the City may, if it so elects, and without waiving any other remedy it may have against the Service Provider, immediately terminate this Contract upon written notice to the Service Provider. The City Manager shall have the right to alter the monetary limits or coverage herein specified from time to time during the term of this Contract, and the Service Provider shall comply with all reasonable requests of the City Manager with respect thereto.

9. LIABILITY INSURANCE

9.1 N/A

9.2 Liability Insurance Companies furnishing insurance coverage required by these General Conditions shall (a) be approved to issue insurance policies in the State of Georgia, and (b) must have no less than a "B+" Financial Rating and a Financial Size Category of "Class VI" or higher according to the most current edition of A.M. Best's Insurance Reports. If the liability insurer is rated by A.M. Best's Insurance Reports at an "A- Financial Rating and a Financial Size Category of "Class VIII" or higher that the City

EXHIBIT B
SCOPE OF WORK AND SPECIFICATIONS

Manager may waive the requirement for the insurer to be approved by the State of Georgia.

10. CONTRACT ADJUSTMENTS

- 10.1 Notwithstanding any provision herein to the contrary, the City reserves the right to modify at any time the nature, method, scope, frequency, or timing of the Service Provider's obligations under this Contract (Contract Adjustments) in whatever manner it determines to be reasonably necessary for the proper completion of the Service Provider's work hereunder. Both parties agree that, should any Contract Adjustments be made, the Service Provider's compensation will be adjusted accordingly, in such amount or amounts as will be mutually agreed to by means of good faith negotiation by the City and Service Provider and, to the extent possible, by reference to any unit costs already established in the Proposal. Without exception, all deletion or additions to the scope of work will be set forth in a written Amendment to this Contract.
- 10.2 Notwithstanding the foregoing, the City shall have the right to terminate this Contract herein should the Service Provider and the City fail to reach agreement on the adjusted compensation within thirty (30) days after the date of the Contract Adjustment.
- 10.3 Notwithstanding the foregoing, there shall be no upward adjustment of the compensation on account of any Contract Adjustment made necessary or appropriate as a result of the mismanagement, improper act, or other failure of the Service Provider, its employees, agents, or its subcontractors to properly perform its obligations and functions under this Contract.

11. DEFAULT AND TERMINATION

- 11.1 In the event that:
- 11.1.1 the Service Provider shall fail to keep, perform or observe any of the promises, covenants or agreements set forth in this Contract (provided that notice of the first failure shall have been given to the Service Provider, but whether or not the Service Provider shall have remedied any such failure); or
- 11.1.2 the Service Provider shall fail to keep, perform or observe any promise, covenant, or agreement set forth in this Contract, and such failure shall continue for a period of more than five (5) days after delivery to the Service Provider of a written notice of such breach or default; or
- 11.1.3 the Service Provider shall become insolvent, or shall take the benefit of any

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present or future insolvency statute, or shall make a general assignment for the benefit of creditor, or file a voluntary petition in bankruptcy or a petition or answer seeking an arrangement for its reorganization, or the readjustment of its indebtedness under the Federal Bankruptcy laws, or under any other law or statute of the United States or any State thereof, or shall consent to the appointment of a receiver, trustee or liquidator of all or substantially all of its property; or

11.1.4 the Service Provider shall have a petition under any part of the Federal Bankruptcy laws, or an action under any present or future insolvency laws or statute filed against it, which petition is not dismissed within thirty (30) days after the filing thereof; or

11.1.5 there is any assignment by the Service Provider of this Contract or any of the Service Provider's rights and obligations hereunder for which the City has not consented in writing; or

11.1.6 the Service Provider shall default on any other agreement entered into by and between Service Provider and the City, then, in its discretion, the City shall have the right to terminate this Contract for default, which termination shall be effective upon delivery of written notice of such termination to the Service Provider. In the event that the City terminates this Contract for default, or the Service Provider abandons or wrongfully terminates the Contract, the Service Provider shall be paid for compensation earned to the date of termination or abandonment (but the City shall have the right to reduce by off-set any amounts owed to the Service Provider hereunder or under any other Contract or obligation by the amount of the City's damages and any amounts owed by the Service Provider to the City), but the Service Provider shall not be compensated for any profits earned or claimed after the receipt of the City's notice of termination by default or after abandonment or wrongful termination. The City's election to terminate or not to terminate this Contract in part or whole for the Service Provider's default shall in no way be construed to limit the City's right to pursue and exercise any other right or remedy available to it pursuant to the terms of the Contract or otherwise provided by law or equity.

11.2 Notwithstanding anything else herein contained, the City may terminate this Contract in whole or in part at any time for its convenience by giving the Service

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Provider thirty (30) days written notice. In that event, the Service Provider shall proceed to complete any part of the work, as directed by the City, and shall settle all its claims and obligations under the Contract, as directed by the City. The Service Provider shall be compensated by the City in accordance with the provisions hereof, including in particular Section 2 of these General Conditions, provided, however, that in no event shall Service Provider be entitled to compensation for work not performed or for anticipatory profits. Service Provider shall justify its claims, as requested by the City, with accurate records and data.

- 11.3 Bankruptcy and Liquidation – In the event the Service Provider (1) makes an assignment for the benefit of creditors, or petition or apply to any tribunal for the appointment of a custodian, receiver, or trustee for all or a substantial part of its assets; (2) commences any proceeding under any bankruptcy, reorganization, arrangement, readjustment of debt, dissolution, or liquidation law or statute of any jurisdiction whether now or hereafter in effect; (3) has had any such petition or application filed or any such proceeding commenced against it in which an order for relief is entered or an adjudication or appointment is made, and which remains undismissed for a period of sixty(60) days or more; (4) takes any corporate action indicating its consent to, approval of, or acquiescence in any such petition, application, proceeding, or order for relief or the appointment of a custodian, receiver, or trustee for all or substantial part of its assets; or (5) permits any such custodianship, receivership, or trusteeship to continue undischarged for a period of sixty (60) days or more causing the Service Provider or any third party, including, without limitation, a trustee in bankruptcy, to be empowered under state or federal law to reject this Contract or any agreement supplementary hereto, the City shall have the following rights:

(i) In the event of rejection of this Contract or any agreement supplementary hereto, the City may elect to retain its rights under this Contract or any agreement supplementary hereto as provided in Section 365(n) of the Bankruptcy Code.

Upon written request of the City to, as applicable, the Service Provider or the bankruptcy trustee or receiver. The Service Provider or such bankruptcy trustee or receiver shall not interfere with the rights of the City as licensee as provided in

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this Contract or in any agreement supplementary hereto to obtain the Material(s) from the bankruptcy trustee and shall, if requested, cause a copy of such Material (s) to be available to the City.

- 12.** In the event of rejection of this Contract or any agreement supplementary hereto, the City may elect to retain its rights under this Contract or any agreement supplementary hereto as provided in the Bankruptcy Code without prejudice to any of its rights of setoff with respect to this Contract under the Bankruptcy Code or applicable non-bankruptcy law; or In the event of a rejection of this Contract or any agreement supplementary hereto, the City may retain its rights under this Contract or any agreement supplementary hereto as provided in the Bankruptcy Code without prejudice to any of its right under the Bankruptcy Code. CITY'S AUTHORIZED REPRESENTATIVE

During the term of this Contract, the City Manager designee may from time to time designate an individual to serve as the City's Authorized Representative (CAR) and an Assistant CAR designated to serve in that capacity in the absence of the CAR, who shall have such authority to act on the City's behalf as the City Manager may from time to time actually delegate to such person, but in no event shall the CAR have authority to modify or terminate this Contract, or make final decisions with respect to amendments, time extensions, assignments, cost or payment adjustments or payment disputes.

13. ASSIGNMENT

Neither this Contract nor any of the Service Provider's rights or obligations hereunder may be assigned by the Service Provider without the City's prior written consent, which consent may be granted or withheld at the City's sole discretion. Any transfer of this Contract by merger, consolidation or liquidation (unless the stock of the Service Provider is traded on a national stock exchange or in a generally recognized over the counter securities market) any change in ownership of a power to vote a majority of the outstanding voting stock or ownership interests of the Service Provider shall constitute an assignment of this Contract for purposes of this Section. In the event the Service Provider assigns or subcontracts or attempts to assign or subcontract any right or obligation arising under this Contract without City's prior written consent, the City shall be entitled to terminate this Contract pursuant to the provisions of Section 17 hereof.

14. NOTICES

- 14.1 Unless otherwise stated herein, all notices or other writings which the City is required or

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permitted to give to the Service Provider may be hand delivered, mailed via U.S.

Certified Mail or sent next-day delivery by a nationally-recognized overnight delivery service to the Service Provider's address set forth in the Proposal. Any such notice shall be deemed to have been delivered upon actual delivery, or one (1) day following submission to a nationally-recognized overnight delivery service for next day delivery to the Service Provider, or three (3) days following submission to the Service Provider by U.S. Certified Mail.

- 14.2 Unless otherwise stated herein, all notices or other writings which the Service Provider is required or permitted to give to the City may be hand delivered to the City Manager, mail via U.S. Certified Mail. Or sent next-day delivery by a nationally-recognized overnight delivery service for next day delivery to City, or three (3) days following submission to the City by U.S. Certified Mail. Any such notice shall be sent to:

City of Stockbridge, GA

ATTN: City Manager

4640 N. Henry Blvd.

Stockbridge, GA 30281

Service Provider: _____

- 14.3 Either party may change its notice address by written notice to the other given as provided in this section.

15. NONDISCRIMINATION

- 15.1 During the performance of this Contract, the Service Provider, for itself, its assignees and successors in interest agrees as follows:

15.1.1 Compliance with Regulations. The Service Provider shall comply with the Law and Regulations as they may be amended from time to time (hereafter referred to as the "Regulations"), which are herein incorporated by reference and made a part of this Contract.

15.1.2 Nondiscrimination. The Service Provider, with regard to the work performed by it during the Contract, shall not discriminate on the grounds of race, color, or national origin in the selection and retention of any subcontractor, including procurement of materials and leases of equipment. The Service Provider shall not participate either directly or indirectly in the discrimination prohibited by the Regulations.

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15.1.3 Solicitations for Subcontracts, Including Procurement of Materials and Equipment.

In all solicitations either by competitive proposing or negotiation made by the Service Provider for work to be performed under a subcontract, including procurement of materials or leases of equipment, each potential subcontractor or supplier shall be notified by the Service Provider of the Service Provider's obligations under this Contract and the Regulation relative to nondiscrimination on the grounds of race, color or national origin.

15.1.4 Information and Reports. The Service Provider shall provide all information and reports required by the Regulations or directives issued pursuant thereto and shall permit access to its books, records, accounts, other sources or information, and its facilities as may be determined by the City to be pertinent to ascertain compliance with such Regulations, orders and instructions, the Service Provider shall so certify to the City, as appropriate, and shall set forth what efforts it has made to obtain the information.

15.1.5 Sanctions for Noncompliance. In the event of the Service Provider's noncompliance with the nondiscrimination provisions of this Contract, the City shall impose such Contract Sanctions as it may determine to be appropriate, including but not limited to:

15.1.5.1 Withholding of payments to the Service Provider under the Contract until the Service Provider complies, and/or

15.1.5.2 Cancellation, termination or suspension of the Contract, in whole or in part.

15.1.6 Incorporation of Provisions, The Service Provider shall include the provisions of subsections 20.1.1 through 20.1.5 in every subcontract, including procurement of materials and leases of equipment, unless exempt by the Regulations or directives issued pursuant thereto. The Service Provider shall take such action with respect to any subcontract or procurement as the City may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, however, that in the event the Service Provider becomes involved in, or is threatened with, litigation with a subcontractor or supplier as a result of such direction, the Service Provider may request the City to enter into such litigation to protect the interest of the City and, in addition, the Service Provider may request the interest of the City and, in addition, the Service Provider may request the United States to enter into such litigation to protect the interests of the United States.

15.2 The Service Provider assures the City that it will comply with the pertinent statutes,

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Executive Orders and such rules as are promulgated to assure that no person shall, on the grounds of race, creed, color, national origin sex, age, marital status, or handicap be excluded from participating in any activity conducted with or benefiting from Federal assistance. This provision shall bind the Service Provider from the period beginning with the initial solicitation through the completion of the Contract.

16. COPYING DOCUMENTS

The Service Provider hereby grants the City and its agent's permission to copy and distribute any and all materials and documents contained in, comprising, or which are otherwise submitted to the City with or in connection with the Service Provider's Proposal or which are contained in the Contract Documents (the "Submittals"). The permission granted by the Service Provider shall be on behalf of the Service Provider and any and all other parties who claim any rights to any of the materials or documents comprising the Submittals. Such permission specifically authorizes the City and its agents to make and distribute such copies of the Submittals or portions thereof as may be deemed necessary or appropriate by the City for its own internal purposes or for responding to requests for copies from any member of the public regardless of whether the request is specifically characterized as a public records request pursuant to Georgia Cod. This provision shall survive the expiration or termination of the Contract.

17. GENERAL PROVISIONS

- 17.1 The Contract Documents consist of the Contract, the Proposal Forms, the Instructions to Proposers, Request for Qualifications, all Addendum(s) issued prior to execution of this Contract, these General Conditions and Specifications. Together, these documents comprise the Contract and all the documents are fully a part of the Contract as if attached to the Contract or repeated herein. Precedence of the Contract Documents shall be as follows: (i) addendum(s) to the Contract Documents, (ii) the Contract, (iii) the General Conditions, (iv) the Scope of Work in Exhibit B, (v) the Request for Proposal, and (vii) the Proposal Form.
- 17.2 This Contract represents the entire agreement between the parties in relation to the subject matter hereof and supersedes all prior agreements and understandings between such parties relation to such subject matter, and there are no contemporaneous written or oral agreements, terms or representation made by any party other than those contained herein. No verbal or written representations shall be relied upon outside the Contract

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terms and amendments. Without exception, all deletions or additions to the scope of work will be set forth in a written amendment to this Contract. No amendment, modification, or waiver of this Contract, or any part thereof, shall be valid or effective unless in writing signed by the party or parties sought to be bound or charged therewith; and no waiver of any breach or condition of this Contract shall be deemed to be a waiver of any other subsequent breach or condition, whether of a like or different nature.

- 17.3 The Service Provider shall, during the term of this Contract, repair any damage caused to real or personal property of the City and/or its tenants, wherever situated, caused by the intentional, reckless, or negligent acts or omissions of the Service Provider's officers, agents, or employees, and any subcontractors and their officers, agents, or employees, or, at the option of the City, the Service Provider shall reimburse the City for the cost of repairs thereto and replacement thereof accomplished by or on behalf of the City.
- 17.4 The language of this Contract shall be construed according to its fair meaning, and not strictly for or against either the City or the Service Provider. This Contract shall be deemed to be made, construed and performed according to the laws of the State of Georgia. Any suit or proceeding initiated for the purpose of interpreting or enforcing any provision of this Contract or any matter in connection therewith shall be brought exclusively in a court of competent jurisdiction in Henry County, Georgia, and the Service Provider waives any venue objection, including, but not limited to, any objection that a suit has been brought in an inconvenient forum. The Service Provider agrees to submit to the jurisdiction of the Georgia courts and irrevocably agrees to acknowledge service of process when requested by the City.
- 17.5 The section headings herein are for the convenience of the City and the Service Provider and are not to be used to construe the intent of this Contract or any part hereof, or to modify, amplify, or aid in the interpretation or construction of any of the provisions hereof.
- 17.6 The use of any gender herein shall include all genders, and the use of any number shall be construed as the singular or the plural, all as the context may require.
- 17.7 The delay or failure of the City at any time to insist upon a performance of any of the terms, conditions and covenants herein shall not be deemed a waiver of that breach or any subsequent breach or default in the terms, conditions, or covenants of this Contract. The

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Service Provider shall not be relieved of any obligation hereunder on account of its failure to perform by reason of any strike, lockout, or other labor disturbance.

- 17.8 If the City shall, without any fault, be made a party to any litigation commenced between the Service Provider and a third party arising out of the Service Provider's operations and activities at the premises, then the Service Provider shall pay all costs and reasonable attorney's fees incurred by or imposed upon the City in connection with such litigation for all trial and appellate proceedings. The City shall give prompt notice to the Service Provider of any claim or suit instituted against it by such third party. The provisions of this Section supplement and are not intended to be in lieu of the indemnification provisions of Section 5 hereof. The provisions of this Section shall survive the acceptance of the services and payment therefore, and the expiration or earlier termination of this Contract.
- 17.9 The City shall have the right to recover from the Service Provider all of the City's costs and expenses incurred in enforcing the provisions of this Contract including, but not limited to, (1) the cost of administrative investigation and enforcement (including, without limitation, audit fees and costs, attorneys' fees) and (2) the cost of any trial, appellate or bankruptcy proceeding (including, without limitation, investigation costs, audit fees and costs, attorney's fees, court costs, paralegal fees and expert witness fees). This provision shall survive the expiration or termination of the Contract. The Service Provider shall not during the term of the Contract knowingly hire or employ (on either a full-time or part-time basis) any employee of the City.
- 17.10 The Service Provider shall be required, during the term of the Contract at no additional cost to the City, to take such reasonable security precaution with respect to its operations at City Hall as the City in its discretion may from time to time prescribe. The Service Provider shall comply with all regulation, rules and policies of any governmental authority, including the City, relating to security issues.
- 17.11 The City may, but shall not be obligated to, cure, at any time, upon five (5) days written notice to the Service Provider (provided, however, that in any emergency situation to the City shall be required to give only such notice as is reasonable in light of all the circumstances), any default by the Service Provider under this Contract; whenever the City so cures a default by the Service Provider, all costs and expenses incurred by the

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City in curing the default, including but not limited to, reasonable attorneys' fees, shall be paid by the Service Provider to the City on demand.

- 17.12 The City shall, in its discretion, be entitled to deduct from the compensation to which the Service Provider is otherwise entitled hereunder, an amount equal to any liabilities of the Service Provider to the City which are then outstanding. In the event that additional work beyond the scope of this Contract is requested by the City Manager and it results in any extra charges to the City, the Service Provider shall so advise the City in writing of the amount of the extra charges. The City is not required to pay any extra charges for additional work unless such work and the charges therefore have been approved in advance and have been confirmed in writing within twenty-four (24) hours by the City Manager, in his or her exclusive discretion.
- 17.13 The Service Provider is an independent Service Provider, and nothing contained herein shall be construed as making the Service Provider an employee, agent, partner or legal representative of the City for any purpose whatsoever. The Service Provider acknowledges that it does not have any authority to incur any obligations or responsibilities on behalf of the City and agrees not to hold itself out as having any such authority. Nothing contained in this Contract shall be construed to create a joint employer relationship between the City and the Service Provider with respect to any employee of the Service Provider or of its subcontractors.
- 17.14 The Service Provider and its subcontractors if any, shall maintain complete and accurate books and records in accordance with generally accepted accounting principles, consistently applied, and shall be in a form reasonable acceptable to the City Manager or designee. The Service Provider and its subcontractors shall account for all expenses of any nature related to transactions in connection with the Contract in a manner which segregates in detail those transaction from other transactions of the Service Provider and subcontractors, and which support the amounts reported and /or invoiced to the City. At a minimum, the Service Provider's and subcontractor's accounting for such expenses and transactions shall include such records in the form of electronic media compatible with or convertible to a format compatible with computers utilized by the City at its offices; a computer run hard copy; or legible microfilm or microfiche, together with access to the applicable reader. All such books and records and computerized accounting systems shall upon reasonable notice from the City be made available in Henry County, Georgia,

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for inspection, examination, audit and copying by the City through and by its duly authorized representatives at any time for up to four (4) years after the year to which books and records pertain. Such inspection, examination, or audit may include, but is not limited to a review of the general input, processing and output controls of information systems, using read only access, for all computerized applications used to record financial transactions and information. The Service Provider and subcontractor shall freely lend its own assistance in a timely manner in making such inspection, examination, audit, or copying and, if such records are maintained in electronic and other machine-readable format, shall provide the City and/or its representative such assistance as may be required to allow complete access to such records. The City Manager may require the Service Provider and subcontractors to provide other records the City Manager, in his or her sole discretion, deems necessary to enable the City to perform an accurate inspection, examination or audit of expenses incurred in and transactions related to performance of this Contract. Such records shall be provided within thirty (30) days or request thereof. In the event that expenses incurred or reimbursed are found by such inspection, examination, or audit to have been overpaid, the Service Provider and its subcontractors agree that such amounts shall be payable to the City. If, prior to the expiration of the above-state four (4) year record retention period, any audit or investigation is commenced by the City, or any claim is made or litigation commenced relating to this Contract by the City, the Service Provider, or third party, the Service Provider shall continue to maintain all such records, and the City shall continue to have the right to inspect such records in the manner stated above, until the inspection, examination, audit, claim, or litigation is finally resolved (including the determination of any and all appeals or the expiration of time for an appeal). This provision shall survive the expiration or earlier termination of this Contract. In the event of any conflict between any provision of this Contract and generally accepted accounting principles or generally accepted auditing standards, the provisions of this Contract shall control even where this Contract references such provisions or standards. In particular, without limitation, the Service Provider and subcontractors shall maintain all records required under this Contract to the full extent required hereunder, even if some or all such records would not be required under such generally accepted accounting principles or auditing standards. If as a result of an inspection, examination or audit, it is established that

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amounts are due from the Service Provider to the City, the Service Provider shall forthwith, upon written demand from the City, pay the City such amount, together with interest on the amount due at the rate of twelve (12%) percent per annum, or if less, the maximum rate of interest allowed by law, from the date such additional amounts were overpaid by the City. Further if such inspection, examination or audit establishes that the Service Provider has over billed such amounts for any Contract period by two (2%) percent or more, then the entire expense of such inspection, examination or audit shall be paid by the Service Provider.

- 17.15 The Service Provider and subcontractors shall prepare and provide the City with all detailed reports as required under the Contract on a timely basis. The City reserves the right to modify the reporting procedures or the form and content of any report as it deems necessary.
- 17.16 There are no third-party beneficiaries to this Contract, and nothing contained herein shall be construed to create such.
- 17.17 Consultant shall perform services in accordance with the schedules established in applicable task orders.
- 17.18 In computing any period of time established under this Contract, except as otherwise specified herein the word “days” when referring to a period of time is ten (10) days or less means business days, and when referring to a period of time that is more than ten (10) days means calendar days. The day of the event, from which the designated period of time begins to run shall not be included. A business day is any day other than Saturday, Sunday, or Federal, State of Georgia or City holidays.
- 17.19 The Service Provider agrees to perform all acts and execute all supplementary instruments or documents which may be reasonably necessary to carry out or complete the transaction(s) contemplated by this Contract.
- 17.20 The Service Provider and the City hereby mutually waive any claim against each other and their respective members, officials, officers, agents and employees for damages (including damages for loss of anticipated profits) caused by any suit or proceedings brought by either of them or by any third party directly or indirectly attacking the validity of this Contract or any part thereof, or any addendum or amendment hereto, or the manner in which this Contract was solicited, awarded or negotiated, or arising out of any judgment or award in any suit or proceeding declaring this Contract, or any

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addendum or amendment hereto, null, void or voidable or delaying the same, or any part thereof, from being carried out.

18. GRATUITIES, REBATES, OR KICKBACKS.

- 18.1 GRATUITIES. It shall be unethical for any person to offer, give or agree to give any employee or official of the City or for any employee or official of the City to solicit, demand, accept from another person, a gratuity, rebate, loan, offer of employment or other services or property of value in connection with any decision, approval, disapproval, recommendation or preparation of any part of a program requirement or a purchase request including the content of any specification or procurement standard, rendering of advice, investigation, auditing or in any other advisory capacity in any particular matter, pertaining to any program requirement or a Contract or subcontract, or to any solicitation or proposal therefore in any manner inconsistent with the State of Georgia's Department of Administrative Services Gratuity Policy. Rebates normally or routinely offered to customers in the ordinary course of business for the purchase of goods and services are acceptable and are the property of the City.
- 18.2 KICKBACK AND REBATES. It shall be unethical for any payment, gratuity, or offer of employment to be made by or on behalf of a subcontractor to this Contract to the prime contract or higher tie subcontractor, or any person associated therewith, as an inducement for a subcontractor or order.

End of General Conditions.

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1.1 BACKGROUND:

The City of Stockbridge is in the northern part of Henry County, Georgia, which was founded on May 15, 1821. Henry County has an area of approximately 331 square miles, located in the Piedmont Section of northern Georgia and surrounded by the counties of Butts, Clayton, DeKalb, Newton, Rockdale, and Spalding. Stockbridge, Georgia, is just minutes south of Atlanta, a straight drive down Interstate 75-South. The City has approximately 30,000 residents and has a referendum on the November 2022 ballot that could add an additional 6,600 residents.

1.2 SCOPE OF WORK:

I. Project Overview: The City of Stockbridge is seeking submissions from qualified agencies and/or firms who can provide:

- A. Comprehensive Housing, Demographic, and Market Analysis
- B. Urban Design and Creative Place-Making Studies with renderings
- C. Revitalization Plans (to include pursuit of Department of Community Affairs Funding Opportunities)
 - A. Economic & Workforce Development Planning
 - B. Greenways & Trails Planning (Connections)
 - C. Streetscape Analysis and Plans Recommendations
 - D. Arts & Culture Planning

Task orders may be issued as small, mid, or large projects based on the required level of effort.

The City anticipates that most Small Area Studies will not exceed \$50,000; however, final task order amounts will be determined based on scope and negotiated fee.

The City will specify the scale in each task order. See Exhibit 1, Small Area Plan (SAP) Criteria.

II. General: The work to be accomplished is in support of the Comprehensive Plan and Short-Term Work Plan

A. Land Use

- 1. New Development: Focus new development and density in existing activity centers, near transit stations, and high-capacity corridors.

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2. Commercial Corridors: Encourage reinvestment or redevelopment of commercial corridors, including the introduction of residential or other new uses to these areas.
3. Single-Family Neighborhoods: Continue to protect existing, stable single-family neighborhoods, while identifying locations for appropriate infill development.
4. Density Transitions: Manage height and density transitions between densely developing areas and surrounding lower intensity residential neighborhoods.
5. Diverse Housing and Development: Encourage more diverse housing and development types to meet the changing needs of residents and communities.
6. Land Use and Economic Policies: Coordinate with the Stockbridge Economic Development Department and the Community Development Department to ensure economic development is informed by land use and development policies and that policies appropriately support economic development efforts.

B. Housing

1. Housing Variety and Choice: Focus new development and intensity in existing activity centers, near transit stations, and high-capacity corridors.
2. Workforce Housing: Encourage reinvestment or redevelopment of commercial corridors, including the introduction of residential or other new uses to these areas.
3. Senior and Independent Living: Continue to protect existing, stable single-family neighborhoods, while identifying locations for appropriate infill development.
4. Mixed Use Developments: Manage height and density transitions between densely developing areas and surrounding lower-density residential neighborhoods.
5. Multi-Family Housing: Encourage more diverse housing and development types to meet the changing needs of residents and communities.
6. Housing Strategy: Coordinate with the Community Development Department to ensure economic development is informed by land use and development policies and that policies appropriately support economic development efforts.
7. Fair Housing: During the rezoning process, prevent the occurrence of discrimination in housing on the basis of age, race, religion, gender, or national origin.
8. Code Compliance: Improve the enforcement of building codes and standards to improve housing conditions within aging multi-family housing developments.

C. Natural Resources & Sustainability

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1. Preservation: Encourage the preservation of the City's limited remaining open space, farmland, natural, and critical environmental areas.
2. Environmental Sensitivity: Protect environmentally sensitive areas, including wetlands, floodplains, water supply watersheds, and stream corridors.
3. Develop more Neighborhood Parks: Increase the number of parks within neighborhoods that are easily accessible to nearby residents.
4. Acquisition of Open Space: Continue coordination with Recreation, Parks & Cultural Affairs to facilitate open-space acquisition and expansion
5. Sustainable Zoning: Utilize zoning tools and techniques that preserve open space, natural resources and the environment, and address resiliency.
6. Private Partnerships: Partner with non-governmental organizations to acquire and protect land.
7. Sustainable and Conservation Development: Promote development that incorporates sustainable practices and conserves critical environmental areas.
8. Stormwater Management: Encourage techniques to reduce storm water runoff and other drainage issues as part of development activities.
9. Education: Educate the development community and the public on strategies and solutions for addressing water and sewer capacity concerns within the City.
10. Vision: Develop a unified vision and strategy for sustainability related initiatives within City of Stockbridge.

D. Economic Development

1. Coordinate Regulatory Processes: Match land use regulations to economic development vision and continue to build a more predictable and consistent review and approval processes.
2. Support Existing Businesses: Engage and support more existing businesses and use incentives to support existing industry clusters and prime locations to create new ones.
3. Foster Business Development: Create a supportive environment to foster start-up businesses.
4. Target Industries: Create specific incentives for target industries and implement a proactive target industry recruitment effort. Increase efforts to develop international business opportunities.

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5. Invest in Infrastructure: Continue implementing existing infrastructure strategies
6. Create Development Plans: Formalize economic development concepts for each employment center and clearly define implementation roles for all parties.

E. Transportation

1. Provide Transportation Options through Connectivity Across Modes: Improve travel for all users by increasing connections across roadways, transit, bicycle, and pedestrian modes.
2. Promote Equity: Prioritize improvements that increase transportation access to all parts of the City, especially communities where lack of transportation options creates substantial barriers.
3. Improve Safety: Provide safe travel by users across all modes of transportation.
4. Enable Healthy Communities and Improve Quality of Life: Leverage transportation infrastructure to encourage an active lifestyle and overall improved quality of life.
5. Respect/Improve City of Stockbridge's Character: Implement transportation projects that improve mobility while taking into consideration local community context.
6. Increase Access to Jobs and Education: Prioritize transportation investments that allow workers and students to more easily access these key destinations.
7. Better Accommodate the Movement of Goods: Implement transportation projects that improve freight in the City either by truck or by rail.
8. Improve Maintenance: Ensure the long-term care for existing infrastructure including paving roads and repairing bridges and signal systems.
9. Increase Funding for Improvements: Pursue new local revenue sources that will allow the City to implement additional transportation projects.
10. Encourage Economic Development: Leverage transportation projects that help to encourage revitalization and new development throughout the City.
11. Practice Fiscal Responsibility in Transportation Investments: Prioritize transportation projects that can be implemented in a reasonable timeframe and provide a strong return on investment.

F. Equity

1. Aging Population: Support the aging population by creating more opportunities for residents to age-in-place through the addition of senior housing and coordinated services and programs.

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2. Immigrant and refugee Community Inclusion: Establish a committee or working group focused on communicating with and including immigrant and refugee communities in planning and decision making in their community.
3. Poverty: Work with community-based organizations and non-profits to address issues around poverty, educational attainment, and other issues facing disadvantaged communities.
4. Low Broadband Coverage Areas: The Georgia Broadband Deployment Initiative has identified low or no coverage areas within the city. The City of Stockbridge will develop partnerships to address these areas.
5. Broadband Service Areas: Identify Unserved Locations within Service Areas and target them through collaboration with governments, educational/institutional entities, and private sector partners.

G. Arts, Culture, & Historic Resources

1. Historic Preservation: Preserve and protect the historic character of the City including historically, culturally, or architecturally significant sites.
2. Development: Maintain the character of historic areas while accommodating new residential development.
3. Analysis: Complete a city -wide Historic Resource Survey
4. Historical Sites: Identify additional historically significant sites and institute “formal protection” through the adoption of local historic designation and ordinances.
5. Zoning: Establish new and enforce ordinances to protect historic areas.
6. Open Space and Agricultural Preservation: Encourage the preservation of the few remaining rural areas, forested areas, and agricultural structures or sites within the City.
7. Cultural Events: Establish programs and events that celebrate unique cultures found in Stockbridge. Identify community organizations to partner with on these programs or events.
8. Arts Support: Develop a strategy to better coordinate arts related initiatives and support local artists and arts organizations within Stockbridge.

H. Community Health, Wellness, & Safety

1. Food Access: Work with public, private and non-profit partners to address challenges related to access to healthy foods within some areas of Stockbridge.

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2. Quality of Life: Improve quality of life by increasing the number of sidewalks and trails that connect homes to regional trail networks, nearby businesses, schools, parks and other community services and amenities.
3. Active Living: Create communities designed to encourage active living and healthy lifestyles.
4. Crime and Safety: Work across departments, with public safety partners and local community organizations to address safety issues including adequate pedestrian facilities and lighting, cut-through and speeding in residential areas, and within area of high crime.
5. Code Enforcement: Enforce existing building codes and other ordinances to address safety issues related to dilapidated or abandoned structures and illegal dumping.

I. Coordination & Communication

1. City-County Coordination: Encourage better communication and coordination between County and City staff around issues related to land use, transportation, and other relevant issues.
2. Joint Planning: Consider joint planning initiatives with municipalities to adequately plan for and coordinate land use, development, transportation, and other relevant initiatives.
3. School-City Coordination: Encourage better communication and coordination between Henry County School District and City of Stockbridge staff around issues related to land use and transportation near schools and other HCSD owned land.
4. Education: Identify opportunities or programs to educate City residents and stakeholders on planning and development related priorities and issues and current demographic, market, or development trends on an ongoing basis.
5. Outreach and Involvement: Identify opportunities and events to involve the general public in current planning initiative.

III. Area covered: All necessary services provided in this contract will support the Comprehensive Plan and Short-Term Work Program for City of Stockbridge. Some efforts require intergovernmental coordination.

IV. Goal: To address specific land use and development issues at a finer level of detail. These plans support the general vision, policies, and goals of the community, but allow for a greater degree of detail in guiding development. They may have their own sets of specific policies

EXHIBIT B

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to shape development, and can include elements such as design guidelines, standards for transitions in development intensities and uses, additional standards for mixed use, investments in infrastructure, connectivity, and greater opportunities for input and control from local residents and businesses. Small Area Plans can take a variety of forms, such as Livable Center Initiatives (LCIs), Master Active Living Plans (MALPs), Corridor Plans, or Transit Oriented Development plans, and are the primary tool by which the City intends to shape development. **Work Tasks:** The Small Area Plans Program will include an assessment analyzing the existing conditions that impact the specified area within City of Stockbridge. The Plan should include regulatory, policy, and capital investment recommendations designed to achieve stated goals and strategies arrived upon by completing the following tasks:

A. Task 1 – Assessment and Analysis

Contractor will perform a model-based review of the identified issue(s) and population impacted. This analysis may require the inclusion of the same itemized analysis of city(s) within City of Stockbridge, Georgia for comparison and contrast purposes.

B. Task 2 – Community Participation Process

1. Contractor will conduct an outreach process that promotes the involvement of all citizen and stakeholder groups in City of Stockbridge. This can be a mixture of virtual and in-person meetings.

C. Task 3 – Recommendations and Action Plan Report

1. Contractor will prepare a Plan document that includes an Assessment, documentation of the Public Involvement Process, and Recommendations Section that includes an Action Plan. Elements shall include:
 - a. Recommendations
 - b. Overall Implementation Strategy
 - c. Five-year Action Plan
 - d. Evaluation Strategy (used to monitor the plan implementation)

D. Task 4 – Prepare Project Deliverables

- (a) Deliverables:
- a. The plan process and methodology
 - b. Documentation of the community participation process
 - c. Maps, graphics, and relevant illustrations

EXHIBIT B

SCOPE OF WORK AND SPECIFICATIONS

- d. Housing Recommendations
- e. Overall Implementation Strategy
- f. Five-year Action Plan
- g. Evaluation Strategy
- (b) Format of Deliverables:
 - a. InDesign and PDF files of Final Report and all appendices
 - b. The Five-Year Action Plan Template in Excel format
 - c. All electronic files in their original formats with supporting graphics and GIS Shapefiles.

EXHIBIT B
SCOPE OF WORK AND SPECIFICATIONS

ATTACHMENT A

EXHIBIT 1

Small Area Plan (SAP) Criteria

SAP Project Scale & Target Elements with Definitions

Small Micro – SAP (up to\$20k)

- **SWOT Analysis** – Evaluates strengths, weaknesses, opportunities, and threats in the study area to establish a baseline understanding.
- **Public Outreach Meetings** – Structured sessions (virtual or in-person) where residents and stakeholders provide input and learn about the plan.
 - **Stakeholder Development (Advocacy)** – Identification and engagement of key local advocates (businesses, neighborhood leaders, civic groups) to support the plan.
 - **Public Engagement** – Broader tools (surveys, pop-ups, online platforms) used to capture feedback from the wider community, especially underrepresented voices.

Mid-Micro (\$20K-\$50K)

- **SWOT Analysis** – Baseline analysis of strengths, weaknesses, opportunities, and threats to guide plan priorities.
- **Public Outreach Meetings** – Community conversations with residents, business owners, and institutions to shape plan direction.
- **Stakeholder Development (Advocacy)** – Formation of stakeholder or advisory committees to champion the plan and sustain momentum.
- **Public Engagement** – Expanded outreach (focus groups, online mapping, targeted outreach to youth/seniors) for diverse representation.
- **High-Level Recommendations** – Strategic guidance highlighting priority investments, policy shifts, or design concepts without requiring technical detail.
- **Implementation Plan & Action Matrix (Required)** – Outlines specific steps, responsible parties, estimated costs, and timelines for executing recommendations, including identification of potential partnerships.

Large Micro-SAP (\$50-\$75K)

- **Existing Conditions / Needs Assessment** – Comprehensive review of demographics, infrastructure, land use, and market conditions to establish a fact base.

EXHIBIT B

SCOPE OF WORK AND SPECIFICATIONS

- **Public Engagement** – Multi-tiered process (workshops, interviews, open houses, digital platforms) designed to validate findings and refine strategies.
- **Market Analysis** – Study of local economic conditions, real estate demand, development trends, and opportunities for investment.
- **Transportation Recommendations** – Strategies for improving safety, multimodal access, connectivity, and infrastructure upgrades.
- **Housing Recommendations** – Policies and programs to support affordability, housing diversity, density, and alignment with market demand.
- **Land Use & Zoning Recommendations** – Guidance on zoning code amendments, land use patterns, height/density regulations, and design standards needed to achieve plan goals.
- **Economic Development Recommendations** – Approaches to attract investment, revitalize corridors, support local businesses, and align workforce development with growth opportunities.
- **Implementation Plan & Action Matrix (Required)** – A detailed roadmap for execution, including estimated budgets, phasing timelines, funding sources, and public/private partnership opportunities.

End of Exhibit B.

EXHIBIT C

SAP Criteria / RFP Documents

REQUEST FOR PROPOSAL PROCESS

The proposal must contain the information outlined below.

Please include a title on each page of your proposal and number the pages to ensure proper identification.

1. Cover Letter
2. Executive Summary
3. Evaluation and Selection Criteria

1. Cover/Transmittal Letter

Each proposal must include a Cover/Transmittal Letter that briefly summarizes the qualifications and experience relevant to the scope. Please include in the letter the following:

- i. Company information, including the name of the company (including any dba names); headquarters and parent company locations; and a brief history of the company.
- ii. Company's mailing address, contact person, telephone number for the primary contact person, and email address.
- iii. A principal or officer of the company authorized to execute contracts or other similar documents on the firm's behalf must sign the letter.

2. Cost Proposal Requirements

Offerors shall submit a schedule of fully burdened hourly rates for all proposed personnel classifications anticipated to perform services under this contract. Hourly rates shall include all direct and indirect costs, overhead, administrative expenses, and profit.

Hourly rates shall remain firm for the initial contract term.

Task orders may be issued on a negotiated lump-sum basis or time-and-materials basis, at the City's discretion. The City reserves the right to negotiate pricing for each task order based on the defined scope of services.

3. Conflict of Interest Disclosure

Offerors shall disclose any current or recent (within the past three years) representation of private developers, property owners, or entities with active or pending development

interests within the City of Stockbridge.

Offerors shall also disclose any potential conflicts of interest that may arise during the term of the contract.

The City reserves the right to determine whether any disclosed conflict constitutes a material conflict and to require mitigation measures as a condition of contract award

3. Executive Summary

Executive Summary: An executive summary letter should include the key elements of the respondents' RFP and an overview of the team. Indicate the address and telephone number of the respondent's office located nearest to Stockbridge, Georgia, and the office from which the proposal will be managed.

II. RFP EVENT DATES AND SUBMISSION

RFP Number: 2026-00009 On-Call Planning Services

Questions Due: Monday, June 8th, at 5 PM EST

Proposal Due Date: Wednesday, June 17th, by 2 PM EST

Proposals shall only be accepted online through the Bonfire Portal

[Bonfire Portal](#)

All submissions are due at the specified location, no later than the date and time herein.

The RFP package must include detailed information relative to the Request for Proposal Process and Selection Criteria, as required. The Proposal Letter is included as page two (2) of this RFP and Exhibits C-I must be attached to Bonfire and must be signed by a person authorized to legally bind the company.

III. EVALUATION CRITERIA AND PROCESS

- a. All RFPs received will be reviewed by the Purchasing Manager to ensure that all administrative requirements of the RFP package have been met by the Offerors. Each RFP will be reviewed to ensure that the Offeror submitted all information required in the RFP and that all documents requiring a signature have been signed. Failure to meet these requirements may be cause for rejection. All RFP's that meet the administrative requirements will then be turned over to the evaluation committee for further evaluation.
- b. The Evaluation Committee will review all submittals received and rank Offerors

based on submittal information required in the Evaluation and Selection Criteria. Discussions may be conducted by the City of Stockbridge with the apparent highest-ranking offeror who submits an RFP determined to be reasonably susceptible to selection for award, for clarification and to assure full understanding and responsiveness to the solicitation requirements. Offerors shall be accorded fair and equal treatment with respect to any opportunity for discussion and revision of statements, and such revisions may be permitted after submissions and prior to award. In conducting any such discussions, there shall be no disclosure of any information derived from proposals submitted by competing Offerors. Cost will be considered but will not be the sole determining factor.

The City of Stockbridge reserves the right to amend the RFP prior to the date of the RFP submission. Addenda will be posted to the [Bonfire Portal](#)

- c. Awards of contract shall be made to one responsible offeror who has successfully submitted an RFP and been ranked by the Evaluation Committee, considering all the evaluation factors set forth in this RFP. No other factors or criteria shall be used in the evaluation. The City of Stockbridge reserves the right to reject all RFP's submitted in response to this RFP.

IV. EVALUATION CRITERIA AND PROCESS

1. Relevant Municipal Planning Experience – 25 Points

Demonstrated experience providing professional planning services for municipalities of similar size and complexity, including Comprehensive Plan implementation and small area planning.

2. Experience with Small Area Studies – 25 Points

Specific experience developing Small Area Plans, corridor studies, master plans, or similar focused planning efforts, including public engagement and implementation strategies.

3. Technical Expertise in Priority Areas – 20 Points

Demonstrated expertise in housing redevelopment, transportation planning, zoning analysis, land use policy, and urban design.

4. Project Team Qualifications & Capacity – 15 Points

Qualifications, availability, and experience of key personnel assigned to this contract,

including the ability to manage approximately three (3) task orders annually.

5. Public Engagement Approach – 10 Points

Proposed methodology for conducting meaningful stakeholder and community engagement.

6. Cost Proposal – 5 Points

Reasonableness and competitiveness of the submitted hourly rate schedule and overall pricing structure.

The City reserves the right to conduct interviews, request clarifications, or request best-and-final offers if deemed necessary.

Award shall be made to the highest-ranked, responsible Offeror whose proposal is determined to be in the best interest of the City

V. OTHER CONSIDERATIONS

- a. Vendors responding to this RFP need to become a registered Vendor to sell products or services to the City of Stockbridge. Please note that the vendor file is a good source for vendor information, but not the only source. Registration does not guarantee that your firm will be solicited for any or all requirements. The vendor file will also be used to support financial transactions with vendors, including invoice payments. If you have any questions or concerns, please feel free to email:

City of Stockbridge

Purchasing Office

Jandrews@stockbridgega.org

- b. Prior to the due date, a submitted RFP may be withdrawn by the Offeror by submitting a written request to the Buyer named herein. A person authorized to sign for the Offeror must sign all such requests.

The City reserves the right to add provisions to the contract to be consistent with the successful Offeror's offer and to negotiate with the successful Offeror other additions to, deletions from, and/or changes in the language in the Contract, provided that no such addition, deletion or change in Contract language would, in the sole discretion of the City affect the evaluation criteria set forth herein, or give the successful Offeror a competitive advantage.

Any exceptions to the agreement must be clearly identified, accompany the Offeror's RFP

and be attached to the agreement. Offerors are cautioned that any exception submitted that will give the Offeror a competitive advantage over another Offeror or that will cause a failure to meet a mandatory requirement of the RFP will not be accepted.

Prior to award, the apparent winning Offeror(s) may be required to enter discussions with the City to resolve any contractual differences before an award is made. These discussions are to be finalized,

and all exceptions resolved within one (1) week of notification; if not, this could lead to rejection of the Offeror's proposal. Offeror will not retype the enclosed contract.

This criterion evaluates the proposer's organizational structure, staffing capacity, and proposed supervisory approach.

VI. CERTIFICATION

By my signature below, it is certified that my firm can meet all terms of the statement of Proposal and will perform the services specified, and for the privilege of doing so on the City of Stockbridge premises. I understand that, upon proper acceptance of this offer by the City of Stockbridge, a contract will thereby be created.

Given under my hand this _____ day of _____, 20____.

Name of Firm

Signature

Title

Business Address

End of Exhibit C

EXHIBIT D

GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT AFFIDAVIT

Contractor(s) Name: _____

Address: _____

By executing this affidavit, the undersigned person or entity verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm, or corporation that is registered with, is authorized to participate in, and is participating in the federal work authorization program commonly known as E-Verify,* in accordance with the applicable provisions and deadlines established in O.C.G.A. § 13-10-91. The undersigned person or entity further agrees that it will continue to use the federal work authorization program throughout the contract period, and it will contract for the physical performance of services in satisfaction of such contract only with subcontractors who present an affidavit to the undersigned with the information required by O.C.G.A. § 13-10-91(b).

The undersigned person or entity further agrees to maintain records of such compliance and provide a copy of each such verification to the City of Stockbridge within five (5) business days after any subcontractor(s) is/are retained to perform such service.

E Verify™ Company Identification Number

Date of Authorization

BY: Authorized Officer or Agent

Date

(Name of Person or Entity)

SUBSCRIBED AND SWORN BEFORE

ME ON THIS THE

_____ DAY OF _____, 20__

[NOTARY SEAL]

Notary Public

My Commission Expires: _____

*** or any subsequent replacement** operated by the United States Department of Homeland Security or any equivalent federal work authorization program operated by the United States Department of Homeland Security to verify information of newly hired employees, pursuant to the Immigration Reform and Control Act of 1986 (IRCA), P.L. 99-60

EXHIBIT D

GEORGIA SECURITY AND IMMIGRATION COMPLIANCE ACT AFFIDAVIT

Subcontractor Affidavit under O.C.G.A. § 13-10-91(b)(3)

By executing this affidavit, the undersigned subcontractor verifies its compliance with O.C.G.A. § 13-10-91, stating affirmatively that the individual, firm or corporation which is engaged in the physical performance of services under a contract with (name of contractor) on behalf of (name of public employer) has registered with, is authorized to use and uses the federal work authorization program commonly known as E-Verify, or any subsequent replacement program, in accordance with the applicable provisions and deadlines established in

O.C.G.A. § 13-10-91. Furthermore, the undersigned subcontractor will continue to use the federal work authorization program throughout the contract period and the undersigned subcontractor will contract for the physical performance of services in satisfaction of such contract only with sub-subcontractors who present an affidavit to the subcontractor with the information required by O.C.G.A. § 13-10-91(b). Additionally, the undersigned subcontractor will forward notice of the receipt of an affidavit from a sub-subcontractor to the contractor within five business days of receipt. If the undersigned subcontractor receives notice that a sub-subcontractor has received an affidavit from any other contracted sub-subcontractor, the undersigned subcontractor must forward, within five business days of receipt, a copy of the notice to the contractor. Subcontractor hereby attests that its federal work authorization user identification number and date of authorization are as follows:

Federal Work Authorization User Identification Number

Date of Authorization

Name of Subcontractor

Name of Project

Name of Public Employer

SUBSCRIBED AND SWORN

BEFORE ME ON THIS THE

_____ DAY OF _____, 20__

[NOTARY SEAL]

Notary Public

My Commission Expires: _____

End of Exhibit D.

EXHIBIT E

DRUG-FREE WORKPLACE

The undersigned certifies that the provisions of Code Sections 50-24-1 through 50-24-6 of the Official Code of Georgia Annotated, relating to the “Drug-free Workplace Act”, have been complied with in full.

The undersigned further certifies that:

- (1) A drug-free workplace will be provided for the Service Provider’s employees during the performance of the Contract; and
- (2) Each Service Provider who hires a subcontractor to work in a drug-free workplace shall secure from the subcontractor the following written certification:

“As part of the subcontracting agreement with _____(Service Provider),
_____(subcontractor) certifies to the Service Provider that a drug-free workplace will be provided for the subcontractor’s employees during the performance of this Contract pursuant to paragraph (7) of the subsection (b) of Code Section 50-24-03.”

Also, the undersigned further certifies that he/she will not engage in the unlawful manufacture, sale, distribution, dispensation, possession, or use of a controlled substance or marijuana during the performance of the Contract.

Company Name

BY: Authorized Officer or Agent Date
(Service Provider Signature)

Title of Authorized Officer or Agent of Service Provider

Printed Name of Authorized Officer or Agent

End of Exhibit E.

EXHIBIT F
PURCHASING POLICY ADDENDUM

I, _____, hereby certify that I have received certify that I have received a copy of the City of Stockbridge, GA, Financial Management Policies Purchasing Policy which can be found at <https://stockbridgega.org/departments/procurement-division> and agree to comply with all requirements of the City of Stockbridge, GA Financial Management Policies Purchasing Policy to the extent the policy is applicable to the undersigned.

BY: Authorized Officer or Agent Date
(Service Provider Signature)

Title of Authorized Officer or Agent of Service Provider

Printed Name of Authorized Officer or Agent Date

End of Exhibit F.

EXHIBIT G

AFFIDAVIT VERIFYING STATUS FOR CITY PUBLIC BENEFIT APPLICATION

By executing this affidavit under oath, as an applicant for a City of Stockbridge, Georgia Business License or Occupation Tax Certificate, Alcohol License, Taxi Permit, execution of contract or other public benefit as referenced in O.C.G.A. § 50-36-1, I am stating the following with respect to my application for a City of Stockbridge license/permit and /or contract for

[Name of natural person applying on behalf of individual, business, corporation, partnership, or other private entity]:

1. _____ I am a United States citizen

OR

2. _____ I am a legal permanent resident 18 years of age or older or I am an otherwise qualified alien or non-immigrant under the Federal Immigration and Nationality Act 18 years of age or older and lawfully present in the United States. *

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20.

Signature of Applicant: _____ Date: _____

Printed Name: _____

* Alien Registration number for non-citizens: _____

**** PLEASE INCLUDE A COPY OF YOUR PERMANENT RESIDENT CARD, EMPLOYMENT AUTHORIZATION, GREEN CARD, PASSPORT WITH A COPY OF YOUR DRIVER LICENSE, OR OTHER DOCUMENTATION AS ALLOWED UNDER THE LAW IF YOUR ARE A LEGAL PERMANENT RESIDENT (#2).****

Subscribed and Sworn Before Me, this the ____ day of _____, 20____

Notary Public: _____

My Commission Expires: _____

* Note: O.C.G.A. § 50-36-1(e)(2) requires that aliens under the Federal Immigration and Nationality Act, Title 8 U.S.C., as amended, provide their alien registration number. Because legal permanent residents are included in the Federal definition of “alien”, legal permanent residents must also provide their alien registration number. Qualified aliens that do not have an alien registration number may supply another identifying number below:

End of Exhibit G.

EXHIBIT H
REFERENCE VERIFICATION FORM

SOLICITATION NUMBER: RFP 2026-00004

SOLICITATION TITLE: _____

Proposing Firm (List name exactly as provided in the proposal):

Date of Verification: _____

Reference Organization: _____

Project Verified (include the Project Name / Title and brief description of the Project:

Person Contacted: _____

Title of Contract: _____

Telephone and extension: _____

Email Address: _____

Questions: Yes/No

1. Were you satisfied with the Company/Organization's overall performance?

2. Did the firm adhere to the scope of work and proposal requirements?

3. Did the firm provide service as agreed upon?

4. Would you contract with this firm again?

Additional Comments (if any):

Signature and Date: _____

SOLICITATION NUMBER: RFP 2026-00004

SOLICITATION TITLE: _____

EXHIBIT H
REFERENCE VERIFICATION FORM

Proposing Firm (List name exactly as provided in the proposal):

Date of Verification:

Reference Organization:

Project Verified (include the Project Name / Title and brief description of the Project):

Person Contacted:

Title of Contract:

Telephone and extension:

Email Address:

Questions: Yes/No

1. Were you satisfied with the Company/Organization's overall performance?

2. Did the firm adhere to the scope of work and proposal requirements?

3. Did the firm provide service as agreed upon?

4. Would you contract with this firm again?

Additional Comments (if any):

Signature and Date:

SOLICITATION NUMBER: RFP 2026-00004

SOLICITATION TITLE:

Proposing Firm (List name exactly as provided in the proposal):

Date of Verification:

EXHIBIT H
REFERENCE VERIFICATION FORM

Reference Organization: _____

Project Verified (include the Project Name / Title and brief description of the Project:

Person Contacted: _____

Title of Contract: _____

Telephone and extension: _____

Email Address: _____

Questions: Yes/No

1. Were you satisfied with the Company/Organization's overall performance?

2. Did the company adhere to the scope of work and proposal requirements?

3. Did the company provide service as agreed upon?

4. Would you contract with this company again?

Additional Comments (if any):

Signature and Date: _____

End of Exhibit I.

EXHIBIT I:
COST PROPOSAL
RFP No. 2026-00009
On-Call Planning Services

Cost Proposal

Offerors shall submit a Cost Proposal as a separate document that includes the following:

A. Hourly Rate Schedule (Required for Evaluation and Negotiation Purposes)

Offerors shall provide a schedule of fully burdened hourly rates for all personnel classifications anticipated to perform services under this contract.

Hourly rates shall:

- Include all direct and indirect costs, including labor, overhead, administrative expenses, and profit
- Remain firm for the initial contract term
- Be used by the City for comparative evaluation and future task order negotiations

B. Task Order Pricing Approach (Primary Compensation Method)

The City intends to compensate services under this contract on a lump sum, task-order basis.

For each task order:

- The City will issue a defined scope of services
- The selected Consultant shall submit a lump-sum fee proposal based on the scope
- The fee shall include all labor, materials, and associated costs required to complete the task
- Each task order will include a not-to-exceed amount, which shall be negotiated and approved by the City prior to issuance

C. Pricing Clarifications

- No total contract value shall be proposed, as this is an on-call contract with no guaranteed workload
- Hourly rates may be used for:
 - Scope refinement
 - Change orders
 - Time-and-materials task orders (if approved by the City)

D. Evaluation of Cost

Cost will be evaluated based on the reasonableness and competitiveness of the submitted hourly rate schedule and the Offeror's demonstrated ability to provide cost-effective services on a task-order basis.

EXHIBIT I:
COST PROPOSAL
RFP No. 2026-00009
On-Call Planning Services

End of Exhibit I

OVERALL TOTAL BASE PROPOSAL IN WORDS

Total points awarded for price will be determined by applying the following formula:

(Lowest Overall Annual Contract Cost /Proposer's Price) x ? = Price Score

Please note that prices may be negotiated in the best interest of the City after the scoring is completed.

End of Exhibit J.

2026-0009 On-Call Planning Services - On-Call Planning Services Scoring Summary

Active Submissions

	Total	A - Experience	A-1 - Relevant Municipal Planning Experience	B - Studies	B-1 - Experience with Small Area Studies
Supplier	/ 100 pts	/ 25 pts	/ 25 pts	/ 25 pts	/ 25 pts
TSW Design	93.95	24.5	24.5	24.5	24.5
CPL Architects, Engineers, Landscape Architect and Surveyor, D.P.C. (P.C.) dba CPL	91.8	24	24	22.75	22.75
Kimley-Horn	84.95	24	24	22.5	22.5
Pond & Company	83.25	23.5	23.5	21.5	21.5
Gresham Smith	82.75	20.5	20.5	20.25	20.25

Inspire Placemaking Collective, Inc.	78.3	20.5	20.5	21	21
The Cratl Firm	64.7	16.25	16.25	14.5	14.5
SEAS Community Partners	60.65	16	16	15	15
Spinks Technologies, Inc.	43	9.5	9.5	8.75	8.75

C - Tech Expertise	C-1 - Technical Expertise in Priority Areas	D - Team	D-1 - Project Team Qualifications & Capacity	E - Engagement	E-1 - Public Engagement Approach
/ 20 pts	/ 20 pts	/ 15 pts	/ 15 pts	/ 10 pts	/ 10 pts
16.25	16.25	15	15	9.75	9.75
18.75	18.75	13.25	13.25	9.5	9.5
15.75	15.75	11.75	11.75	8	8
16.25	16.25	10.75	10.75	8	8
17.75	17.75	12.75	12.75	8.25	8.25

15.75	15.75	10.5	10.5	7.25	7.25
13.5	13.5	10	10	6	6
11.5	11.5	7.75	7.75	6	6
8.5	8.5	7	7	5.5	5.5

F - Cost	F-1 - Cost Proposal
/ 5 pts	/ 5 pts
3.95	3.95
3.55	3.55
2.95	2.95
3.25	3.25
3.25	3.25

3.3	3.3
4.45	4.45
4.4	4.4
3.75	3.75

2026-0009 On-Call Planning Services - On-Call Planning Services TSW Design

Scoring Summary

Evaluation Group 1 - Main Evaluation

	Total	A - Experience	A-1 - Relevant Municipal Planning Experience
Reviewer	/ 95 pts	/ 25 pts	/ 25 pts
Uneeda Smith-Sellers	94	24	24
Al Barnes	85	25	25
Veronica Green	87	24	24
William Smith	94	25	25
		Average:	24.5
			↓
Calculated:	90	24.5	24.5

Evaluation Group 2 - Cost Evaluators

	Total	F - Cost	F-1 - Cost Proposal
Reviewer	/ 5 pts	/ 5 pts	/ 5 pts
Jeremy Andrews	3.95	3.95	3.95
		Average:	3.95
			↓
Calculated:	3.95	3.95	3.95

Scoring Comments

A-1 - Relevant Municipal Planning Experience - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	25	Meets or exceeds my expectations	Extensive portfolio of municipal planning projects throughout Georgia with demonstrated expertise in downtown revitalization, redevelopment strategies, comprehensive planning, zoning, and implementation. Experience is directly applicable to the City's objectives.
Al Barnes	25	Well-supported claim(s)	Claims are supported

Uneeda Smith-Sellers	24	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience.
Veronica Green	24	Strongly fits desired attribute(s)	experience working on an on call basis with the city of Stockbridge and other cities of comparable size. Included the City of Augusta Redevelopment Project, Old Fourth Ward in Atlanta, and the Greenwood Master Plan.

B-1 - Experience with Small Area Studies - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	25	Meets or exceeds my expectations	Exceptional experience preparing downtown master plans, corridor plans, redevelopment strategies, and implementation-focused Small Area Plans. Portfolio demonstrates repeated success on projects of similar scale and complexity.
Al Barnes	25	Well-supported claim(s)	Experience developing small areas
Uneeda Smith-Sellers	25	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience of developing small areas.

Veronica Green	23	Strongly fits desired attribute(s)	identified for small area plan as well as other areas of expertise useful on later tasks
----------------	----	------------------------------------	--

C-1 - Technical Expertise in Priority Areas - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	19	Strongly fits desired attribute(s)	Excellent multidisciplinary team with strengths in urban design, placemaking, market analysis, economic development, landscape architecture, and implementation. One-point deduction reflects slightly less in-house engineering capacity than larger multidisciplinary firms.
Al Barnes	10	Partially fits desired attributes	Submitted what was required
Uneeda Smith-Sellers	20	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience in housing redevelopment with transportation planning and using urban design.
Veronica Green	16	Strongly fits desired attribute(s)	city of decatur comp plan with a focus on housing and multimodalism

D-1 - Project Team Qualifications & Capacity - Reviewer Scores

Reviewer	Score	Reason	Comments
----------	-------	--------	----------

William Smith	15	Strongly fits desired attribute(s)	Highly qualified senior project team with nationally recognized planners, urban designers, and implementation specialists. Demonstrated capacity to manage multiple municipal projects simultaneously.
Al Barnes	15	Well-supported claim(s)	Claims are supported
Uneeda Smith-Sellers	15	Meets or exceeds my expectations	The Offeror's proposal shows qualifications for the team with the ability to manage approximately 3 tasks orders.
Veronica Green	15	Strongly fits desired attribute(s)	Principal has experience with on call contracts for cities of comparable size. The Project Manager is a specialized small area planner with experience in revitalization and sustainable developmet

E-1 - Public Engagement Approach - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	10	Strongly fits desired attribute(s)	Outstanding engagement strategy utilizing stakeholder interviews, design charrettes, visualization techniques, workshops, and collaborative planning methods that exceed minimum RFP requirements.

Al Barnes	10	Well-supported claim(s)	Submitted claims
Uneeda Smith-Sellers	10	Meets or exceeds my expectations	The Offeror's proposal demonstrates a proposed methodology for community engagement.
Veronica Green	9	High level of detail in response	community center engagement strategy. Target approach to stakeholders. traditional methods, expanded targeted audience and includes social media as an outreach tool that may expand our public engagement reach

F-1 - Cost Proposal - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeremy Andrews	3.95	Other	Cost score represents the average of the individual evaluator cost scores as calculated by Procurement.

B - Studies	B-1 - Experience with Small Area Studies	C - Tech Expertise	C-1 - Technical Expertise in Priority Areas	D - Team	D-1 - Project Team Qualifications & Capacity
/ 25 pts	/ 25 pts	/ 20 pts	/ 20 pts	/ 15 pts	/ 15 pts
25	25	20	20	15	15
25	25	10	10	15	15
23	23	16	16	15	15
25	25	19	19	15	15
Average:	24.5	Average:	16.25	Average:	15
	↓		↓		↓
24.5	24.5	16.25	16.25	15	15

E - Engagement	E-1 - Public Engagement Approach
/ 10 pts	/ 10 pts
10	10
10	10
9	9
10	10
Average:	9.75
	↓
9.75	9.75

2026-0009 On-Call Planning Services - On-Call Planning Services CPL Architects, Engineers, Landscape Architect and Surveyor, D.P.C. (P.C.) dba

Scoring Summary

Evaluation Group 1 - Main Evaluation

	Total	A - Experience	A-1 - Relevant Municipal Planning Experience
Reviewer	/ 95 pts	/ 25 pts	/ 25 pts
Uneeda Smith-Sellers	93	25	25
Al Barnes	90	25	25
Veronica Green	87	24	24
William Smith	83	22	22
		Average:	24
			↓
Calculated:	88.25	24	24

Evaluation Group 2 - Cost Evaluators

	Total	F - Cost	F-1 - Cost Proposal
Reviewer	/ 5 pts	/ 5 pts	/ 5 pts
Jeremy Andrews	3.55	3.55	3.55
		Average:	3.55
			↓
Calculated:	3.55	3.55	3.55

Scoring Comments

A-1 - Relevant Municipal Planning Experience - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	22	Strongly fits desired attribute(s)	Good municipal planning experience supporting local governments across multiple planning disciplines.
Al Barnes	25	Strongly fits desired attribute(s)	Submitted what was asked and examples to reference.

Uneeda Smith-Sellers	25	Meets or exceeds my expectations	The Offeror's proposal demonstrates strong relevant experience providing professional planning services for municipalities of similar size and complexity. The examples cited—including the City of Chamblee, City of Mulberry, City of Covington, and other comparable Georgia municipalities—show direct experience with comprehensive planning, master planning, land use policy, future development guidance, public engagement, and implementation-focused recommendations. This experience is relevant to the City's needs because it reflects work in communities managing growth, redevelopment, transportation coordination, housing considerations, economic development, and preservation of community character.
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Veronica Green	24	High level of detail in response	Applicant team provided a documentation that it is capable of creating visionary and policy driven planning studies. Particularly with Douglas County Initiative where policy is central to the small area and corridor plan
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B-1 - Experience with Small Area Studies - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	22	Strongly fits desired attribute(s)	Relevant experience preparing neighborhood and corridor plans with implementation recommendations.
Al Barnes	20	Well-supported claim(s)	Submitted what was required.
Uneeda Smith-Sellers	25	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience developing Small Area Plans, corridor studies, master plans, and similar focused planning efforts. The proposal reflects relevant planning expertise, including public engagement activities and implementation-oriented strategies designed to guide future decision-making and project execution.

Veronica Green	24	High level of detail in response	Applicant specified the Douglas County Lee Rd Study as a small area plan and corridor study. Its strength is that it is policy-based growth. The plan focused on redevelopment and preservation and economic development efforts for the next twenty years. The Saint Rose Playbook is of particular interest because it takes existing infrastructure creates a plan to incorporate housing, workforce training and civic functions. Revitalization and Redevelopment with modern infrastructure is a central desire for the city and with the Covington Urban Redevelopmentt plan the applicant meets this criteria
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C-1 - Technical Expertise in Priority Areas - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	17	Strongly fits desired attribute(s)	Competent planning team with appropriate technical capabilities. Proposal demonstrates less emphasis on placemaking and urban design innovation.

Al Barnes	20	Strongly fits desired attribute(s)	Yes, Submitted examples to reference.
Uneeda Smith-Sellers	19	Meets or exceeds my expectations	The Offeror's proposal demonstrates expertise in what the City of Stockbridge is requesting.
Veronica Green	19	High level of detail in response	The application notes that CPL has participated in numerous placemaking initiatives in the state of GA. The application does indicate that CPL can provide an large variety of planning activities for projects over the expected time period which may include efforts led by the DDA and Economic Development. The provided example of the suitability assessment for industrial recruitment of and policy building in Bethlehem. It is visionary in the efforts for Grand Etowah reimagining the city center as a village with a variety of housing options as well a economic and civic opportunities. Additionally the complex planing fo rthe Snellville Town Center master plan which included a multi-disciplinary approach

D-1 - Project Team Qualifications & Capacity - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	14	Strongly fits desired attribute(s)	Experienced staff with sufficient organizational resources to complete assigned work.
Al Barnes	15	Strongly fits desired attribute(s)	Strong candidates were submitted.
Uneeda Smith-Sellers	14	Well-supported claim(s)	Does the Offeror's proposal demonstrate the qualifications, availability, and experience of key personnel assigned to this contract, including the ability to manage approximately three (3) task orders annually?
Veronica Green	10	Well-supported claim(s)	The Principal in Charge has significant experience in the areas in which this contract will initially focus. The Project Manager however, does not have much document experience in this type of planning work. His primary skill set has been in code. It should be noted that in his prior work experience he was the project Manager for the Riverdale LCI and Marietta. Gillam Sinharoy a Senior Planner has the most experience in the areas of initial interest

E-1 - Public Engagement Approach - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	8	Strongly fits desired attribute(s)	Adequate public engagement process that satisfies RFP requirements but lacks innovative outreach techniques.
Al Barnes	10	Strongly fits desired attribute(s)	Submitted examples to reference.
Uneeda Smith-Sellers	10	Strongly fits desired attribute(s)	The Offeror's proposal demonstrates a strong and comprehensive methodology for conducting meaningful stakeholder and community engagement. The proposed approach meets and exceeds expectations by outlining effective strategies to engage stakeholders and community members throughout the planning process, promote inclusive participation, gather meaningful feedback, and incorporate input into final recommendations and implementation strategies.

Veronica Green	10	High level of detail in response	The applicant demonstrated capability of creating public engagement that innovative in and interactives this was highlighted in the Mid City Stroll initiative. The type of activities were inclusive and memorable ensuring continued engagement. Additionally the applicant provided examples of traditional public engagement meeting the primary users where they were.
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F-1 - Cost Proposal - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeremy Andrews	3.55	Other	Cost score represents the average of the individual evaluator cost scores as calculated by Procurement.

a CPL

B - Studies	B-1 - Experience with Small Area Studies	C - Tech Expertise	C-1 - Technical Expertise in Priority Areas	D - Team	D-1 - Project Team Qualifications & Capacity
/ 25 pts	/ 25 pts	/ 20 pts	/ 20 pts	/ 15 pts	/ 15 pts
25	25	19	19	14	14
20	20	20	20	15	15
24	24	19	19	10	10
22	22	17	17	14	14
Average:	22.75	Average:	18.75	Average:	13.25
	↓		↓		↓
22.75	22.75	18.75	18.75	13.25	13.25

E - Engagement	E-1 - Public Engagement Approach
/ 10 pts	/ 10 pts
10	10
10	10
10	10
8	8
Average:	9.5
	↓
9.5	9.5

2026-0009 On-Call Planning Services - On-Call Planning Services Kimley-Horn

Scoring Summary

Evaluation Group 1 - Main Evaluation

	Total	A - Experience	A-1 - Relevant Municipal Planning Experience
Reviewer	/ 95 pts	/ 25 pts	/ 25 pts
Uneeda Smith-Sellers	88	24	24
Al Barnes	65	25	25
Veronica Green	82	23	23
William Smith	93	24	24
		Average:	24
			↓
Calculated:	82	24	24

Evaluation Group 2 - Cost Evaluators

	Total	F - Cost	F-1 - Cost Proposal
Reviewer	/ 5 pts	/ 5 pts	/ 5 pts
Jeremy Andrews	2.95	2.95	2.95
		Average:	2.95
			↓
Calculated:	2.95	2.95	2.95

Scoring Comments

A-1 - Relevant Municipal Planning Experience - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	24	Strongly fits desired attribute(s)	Extensive municipal planning and engineering experience with numerous redevelopment and downtown planning assignments. Excellent experience across Georgia and nationally.
Al Barnes	25	Well-supported claim(s)	Submitted well supported claims
Uneeda Smith-Sellers	24	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience.

Veronica Green	23	Well-supported claim(s)	Applicant has completed on call planning and small areas studies in comparable communities and has an extensive amount of resources from from the larger corporation. Comp Planning in Chamblee, Small Areas studies in Gwinett and Peachtree corners mirror the city's needs and vision
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B-1 - Experience with Small Area Studies - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	24	Strongly fits desired attribute(s)	Strong history of corridor studies, downtown planning, and redevelopment planning. Demonstrated experience with implementation-oriented planning efforts comparable to the City's needs.
Al Barnes	20	Well-supported claim(s)	Small area experience was submitted
Uneeda Smith-Sellers	23	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience of developing small areas.

Veronica Green	23	High level of detail in response	Gwinnet Place Mall Revitalization, Peachtree Corners Small Area Plan and the Atlanta Small Area Plans have elements that mirror the city's needs. Also has flexibility for transportation studies and economic development plans
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C-1 - Technical Expertise in Priority Areas - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	20	Strongly fits desired attribute(s)	Outstanding multidisciplinary capabilities including planning, transportation, engineering, utilities, economic development, GIS, and implementation. Comprehensive technical resources exceed project requirements.
Al Barnes	10	Medium level of detail in response	Detail was limited.
Uneeda Smith-Sellers	18	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience in housing redevelopment with transportation planning and using urban design.
Veronica Green	15	High level of detail in response	Applicant provided little emphasis on housing strategies

D-1 - Project Team Qualifications & Capacity - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	15	Meets or exceeds my expectations	Highly experienced senior staff supported by one of the largest multidisciplinary planning teams in the industry. Excellent organizational depth and project management capacity.
Al Barnes	5	Mostly complete response	Key personnel qualifications were submitted
Uneeda Smith-Sellers	14	Meets or exceeds my expectations	The Offeror's proposal shows qualifications for the team with the ability to manage approximately 3 tasks orders.
Veronica Green	13	High level of detail in response	Project Manager has extensive experience around the greater Atlanta area, including on call planning, lci, and small area plan as well as transportation planning. Very little focus on housing strategies. Project Director has extensive experience with On-call projects.

E-1 - Public Engagement Approach - Reviewer Scores

Reviewer	Score	Reason	Comments
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William Smith	10	High level of detail in response	Comprehensive public engagement process utilizing digital engagement tools, stakeholder outreach, workshops, and community meetings designed to build consensus.
Al Barnes	5	Medium level of detail in response	Proposed community engagement
Uneeda Smith-Sellers	9	Meets or exceeds my expectations	The Offeror's proposal demonstrates a proposed methodology for community engagement.
Veronica Green	8	Well-supported claim(s)	Applicant used a data drive approach in conjunction with traditional methodology. Applicant is capable of target public engagement as well as digital platforms.

F-1 - Cost Proposal - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeremy Andrews	2.95	Other	Cost score represents the average of the individual evaluator cost scores as calculated by Procurement.

B - Studies	B-1 - Experience with Small Area Studies	C - Tech Expertise	C-1 - Technical Expertise in Priority Areas	D - Team	D-1 - Project Team Qualifications & Capacity
/ 25 pts	/ 25 pts	/ 20 pts	/ 20 pts	/ 15 pts	/ 15 pts
23	23	18	18	14	14
20	20	10	10	5	5
23	23	15	15	13	13
24	24	20	20	15	15
Average:	22.5	Average:	15.75	Average:	11.75
	↓		↓		↓
22.5	22.5	15.75	15.75	11.75	11.75

E - Engagement	E-1 - Public Engagement Approach
/ 10 pts	/ 10 pts
9	9
5	5
8	8
10	10
Average:	8
	↓
8	8

2026-0009 On-Call Planning Services - On-Call Planning Services Pond & Company

Scoring Summary

Evaluation Group 1 - Main Evaluation

	Total	A - Experience	A-1 - Relevant Municipal Planning Experience
Reviewer	/ 95 pts	/ 25 pts	/ 25 pts
Uneeda Smith-Sellers	88	23	23
Al Barnes	65	25	25
Veronica Green	81	23	23
William Smith	86	23	23
		Average:	23.5
			↓
Calculated:	80	23.5	23.5

Evaluation Group 2 - Cost Evaluators

	Total	F - Cost	F-1 - Cost Proposal
Reviewer	/ 5 pts	/ 5 pts	/ 5 pts
Jeremy Andrews	3.25	3.25	3.25
		Average:	3.25
			↓
Calculated:	3.25	3.25	3.25

Scoring Comments

A-1 - Relevant Municipal Planning Experience - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	23	High level of detail in response	Strong municipal experience with planning, architecture, engineering, and redevelopment assignments. Good understanding of local government processes.
Al Barnes	25	Well-supported claim(s)	Provided small area planning
Uneeda Smith-Sellers	23	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience.

Veronica Green	23	Meets or exceeds my expectations	Provided an example of tasks and approach to a small area plan. used savannah as an example with clearly defined deliverables
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B-1 - Experience with Small Area Studies - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	22	Strongly fits desired attribute(s)	Relevant experience with corridor studies and redevelopment planning. Portfolio contains fewer signature downtown master plans than higher-ranked firms.
Al Barnes	20	Well-supported claim(s)	Submitted what was asked
Uneeda Smith-Sellers	23	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience of developing small areas.
Veronica Green	21	Strongly fits desired attribute(s)	savannah, cumberland cid, tara blvd Ici,

C-1 - Technical Expertise in Priority Areas - Reviewer Scores

Reviewer	Score	Reason	Comments
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William Smith	18	Strongly fits desired attribute(s)	Well-rounded multidisciplinary capabilities integrating planning, engineering, architecture, and infrastructure planning. Technical approach is comprehensive but less innovative.
Al Barnes	10	Medium level of detail in response	Submitted what was asked
Uneeda Smith-Sellers	19	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience in housing redevelopment with transportation planning and using urban design.
Veronica Green	18	High level of detail in response	applicant deconstructed the tasks and approach for small, medium and large plan that allows for the distribution of work and deliverables

D-1 - Project Team Qualifications & Capacity - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	14	Strongly fits desired attribute(s)	Qualified project team with appropriate experience and organizational resources to complete the work.
Al Barnes	5	Mostly complete response	Qualifications were submitted

Uneeda Smith-Sellers	14	Meets or exceeds my expectations	The Offeror's proposal shows qualifications for the team with the ability to manage approximately 3 tasks orders.
Veronica Green	10	Strongly fits desired attribute(s)	high availability of project manager, less experience than other project managers for this on call

E-1 - Public Engagement Approach - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	9	Strongly fits desired attribute(s)	Well-developed engagement strategy incorporating public meetings and stakeholder outreach. Less emphasis on creative engagement techniques.
Al Barnes	5	Mostly complete response	Proposed community engagement
Uneeda Smith-Sellers	9	Meets or exceeds my expectations	The Offeror's proposal demonstrates a proposed methodology for community engagement.
Veronica Green	9	High level of detail in response	traditional public engagement to be led by the collaborative firm. site visits, walk audits, pop ups, A Project website and dashboard for the project

F-1 - Cost Proposal - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeremy Andrews	3.25	Other	Cost score represents the average of the individual evaluator cost scores as calculated by Procurement.

B - Studies	B-1 - Experience with Small Area Studies	C - Tech Expertise	C-1 - Technical Expertise in Priority Areas	D - Team	D-1 - Project Team Qualifications & Capacity
/ 25 pts	/ 25 pts	/ 20 pts	/ 20 pts	/ 15 pts	/ 15 pts
23	23	19	19	14	14
20	20	10	10	5	5
21	21	18	18	10	10
22	22	18	18	14	14
Average:	21.5	Average:	16.25	Average:	10.75
	↓		↓		↓
21.5	21.5	16.25	16.25	10.75	10.75

E - Engagement	E-1 - Public Engagement Approach
/ 10 pts	/ 10 pts
9	9
5	5
9	9
9	9
Average:	8
	↓
8	8

2026-0009 On-Call Planning Services - On-Call Planning Services

Gresham Smith

Scoring Summary

Evaluation Group 1 - Main Evaluation

	Total	A - Experience	A-1 - Relevant Municipal Planning Experience
Reviewer	/ 95 pts	/ 25 pts	/ 25 pts
Uneeda Smith-Sellers	78	20	20
Al Barnes	80	20	20
Veronica Green	75	20	20
William Smith	85	22	22
		Average:	20.5
			↓
Calculated:	79.5	20.5	20.5

Evaluation Group 2 - Cost Evaluators

	Total	F - Cost	F-1 - Cost Proposal
Reviewer	/ 5 pts	/ 5 pts	/ 5 pts
Jeremy Andrews	3.25	3.25	3.25
		Average:	3.25
			↓
Calculated:	3.25	3.25	3.25

Scoring Comments

A-1 - Relevant Municipal Planning Experience - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	22	Strongly fits desired attribute(s)	Strong planning and transportation portfolio with significant public-sector experience. Proposal demonstrates relevant municipal expertise but less emphasis on transformational downtown planning.
Al Barnes	20	Well-supported claim(s)	Submitted what was requested
Uneeda Smith-Sellers	20	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience.

Veronica Green	20	Strongly fits desired attribute(s)	The applicant provided multiple examples of municipal planning, primarily focusing on transportation planning and comp plans for comparable size cities. Small area studies are primarily LCI and CID
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B-1 - Experience with Small Area Studies - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	21	Strongly fits desired attribute(s)	Experience includes corridor planning and urban design; however, fewer examples of implementation-focused downtown master plans similar to the City's vision.
Al Barnes	20	Well-supported claim(s)	Submitted what was requested and examples.
Uneeda Smith-Sellers	20	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience of developing small areas.
Veronica Green	20	Strongly fits desired attribute(s)	Applicant primarily focuses on LCI and CID work. The applicant does state explicitly layout types of policies with vision for the noted studies.

C-1 - Technical Expertise in Priority Areas - Reviewer Scores

Reviewer	Score	Reason	Comments
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William Smith	19	Strongly fits desired attribute(s)	Highly capable multidisciplinary firm with strengths in planning, landscape architecture, transportation, and design. Excellent technical resources available.
Al Barnes	20	Well-supported claim(s)	Submitted what was requested
Uneeda Smith-Sellers	17	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience in housing redevelopment with transportation planning and using urban design.
Veronica Green	15	Strongly fits desired attribute(s)	Applicant included a funding plan for Brighton TN, Also focused on trails plan. Of particular interest is the Hahira Area Traffic Studies which was an analysis of transportation and land use. The applicant did not further explain what makes it unique or successful

D-1 - Project Team Qualifications & Capacity - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	15	High level of detail in response	Outstanding professional staff with extensive qualifications and organizational depth. Project team demonstrates excellent experience and capacity.

Al Barnes	10	Well-supported claim(s)	Submitted key personnel
Uneeda Smith-Sellers	13	Meets or exceeds my expectations	The Offeror's proposal shows qualifications for the team with the ability to manage approximately 3 tasks orders.
Veronica Green	13	Strongly fits desired attribute(s)	Applicant has a pool of planners that perform municipal planning however their plans are primarily transportation focused or comp plans. Subcontractors would be utilized for housing and economics and engagement.

E-1 - Public Engagement Approach - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	8	Strongly fits desired attribute(s)	Solid engagement approach utilizing traditional public meetings and stakeholder coordination. Less innovative than several competing proposals.
Al Barnes	10	High level of detail in response	Detail was very good.
Uneeda Smith-Sellers	8	Meets or exceeds my expectations	The Offeror's proposal demonstrates a proposed methodology for community engagement.

Veronica Green	7	High level of detail in response	Applicant centers the use of digital tools including surveys, interactive mapping and join local engagement opportunities. Also includes focus groups.
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F-1 - Cost Proposal - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeremy Andrews	3.25	Other	Cost score represents the average of the individual evaluator cost scores as calculated by Procurement.

B - Studies	B-1 - Experience with Small Area Studies	C - Tech Expertise	C-1 - Technical Expertise in Priority Areas	D - Team	D-1 - Project Team Qualifications & Capacity
/ 25 pts	/ 25 pts	/ 20 pts	/ 20 pts	/ 15 pts	/ 15 pts
20	20	17	17	13	13
20	20	20	20	10	10
20	20	15	15	13	13
21	21	19	19	15	15
Average:	20.25	Average:	17.75	Average:	12.75
	↓		↓		↓
20.25	20.25	17.75	17.75	12.75	12.75

E - Engagement	E-1 - Public Engagement Approach
/ 10 pts	/ 10 pts
8	8
10	10
7	7
8	8
Average:	8.25
	↓
8.25	8.25

2026-0009 On-Call Planning Services - On-Call Planning Services

Inspire Placemaking Collective, Inc.

Scoring Summary

Evaluation Group 1 - Main Evaluation

	Total	A - Experience	A-1 - Relevant Municipal Planning Experience
Reviewer	/ 95 pts	/ 25 pts	/ 25 pts
Uneeda Smith-Sellers	82	21	21
Al Barnes	50	15	15
Veronica Green	78	23	23
William Smith	90	23	23
		Average:	20.5
			↓
Calculated:	75	20.5	20.5

Evaluation Group 2 - Cost Evaluators

	Total	F - Cost	F-1 - Cost Proposal
Reviewer	/ 5 pts	/ 5 pts	/ 5 pts
Jeremy Andrews	3.3	3.3	3.3
		Average:	3.3
			↓
Calculated:	3.3	3.3	3.3

Scoring Comments

A-1 - Relevant Municipal Planning Experience - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	23	Strongly fits desired attribute(s)	Strong portfolio of downtown revitalization, placemaking, and urban design projects with experience working alongside municipal governments. Slightly fewer large municipal projects than top-ranked firms.
Al Barnes	15	Mostly complete response	Submitted what was required.
Uneeda Smith-Sellers	21	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience.

Veronica Green	23	Well-supported claim(s)	The applicant provided emphasis on small area plans, the creation of toolkits and guidance documents for funding and policies for serval studies in line with the initial project. It all provided opportunities for public works and economic development to use the contract for tasks such the Downtown Development Authority Strategic Plan for Watkinsville witha focus on sthort term strategies. This very much need to push the needle forward in certain areas in need of revitalization .and Garner, NC Economic Development Plan.
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B-1 - Experience with Small Area Studies - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	24	Strongly fits desired attribute(s)	Demonstrated expertise in neighborhood, downtown, and district planning emphasizing public realm improvements and placemaking. Portfolio aligns well with City's downtown vision.
Al Barnes	15	Mostly complete response	Has experience developing small areas

Uneeda Smith-Sellers	22	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience of developing small areas.
Veronica Green	23	Well-supported claim(s)	Documented history of small area plan in ga and fl. Including plan with non-traditional anchors and considerable housing needs.

C-1 - Technical Expertise in Priority Areas - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	19	Strongly fits desired attribute(s)	Exceptional urban design, visualization, and placemaking expertise. Team demonstrates innovative approaches to creating vibrant public spaces and community identity.
Al Barnes	10	Mostly complete response	Submitted response.
Uneeda Smith-Sellers	18	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience in housing redevelopment with transportation planning and using urban design.
Veronica Green	16	Strongly fits desired attribute(s)	The combination of Croy engineering with direct experience working the city of Stockbridge and projects that allows the contract to be used across departments

D-1 - Project Team Qualifications & Capacity - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	14	Meets or exceeds my expectations	Experienced leadership team with strong urban design credentials. Smaller organizational depth compared to larger multidisciplinary firms.
Al Barnes	5	Medium level of detail in response	Details were medium/ task orders
Uneeda Smith-Sellers	13	Meets or exceeds my expectations	The Offeror's proposal shows qualifications for the team with the ability to manage approximately 3 tasks orders.
Veronica Green	10	Strongly fits desired attribute(s)	Project team is diverse and has worked on a variety of projects that would be beneficial to the city. Julia Clark is not list in the organization chart but is expected to be available 55% of the time

E-1 - Public Engagement Approach - Reviewer Scores

Reviewer	Score	Reason	Comments
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William Smith	10	Meets or exceeds my expectations	Outstanding community engagement methodology emphasizing interactive workshops, charrettes, tactical urbanism, and public participation. One of the strongest engagement approaches submitted.
Al Barnes	5	Medium level of detail in response	Medium detail
Uneeda Smith-Sellers	8	Meets or exceeds my expectations	The Offeror's proposal demonstrates a proposed methodology for community engagement.
Veronica Green	6	Medium level of detail in response	applicant uses traditional public engagement methods, hybrid meetings, workshops, digital survey and public meeting because the city has lackluster public engagement, we require a more innovative and comprehensive approach to public engagement

F-1 - Cost Proposal - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeremy Andrews	3.3	Other	Cost score represents the average of the individual evaluator cost scores as calculated by Procurement.

B - Studies	B-1 - Experience with Small Area Studies	C - Tech Expertise	C-1 - Technical Expertise in Priority Areas	D - Team	D-1 - Project Team Qualifications & Capacity
/ 25 pts	/ 25 pts	/ 20 pts	/ 20 pts	/ 15 pts	/ 15 pts
22	22	18	18	13	13
15	15	10	10	5	5
23	23	16	16	10	10
24	24	19	19	14	14
Average:	21	Average:	15.75	Average:	10.5
	↓		↓		↓
21	21	15.75	15.75	10.5	10.5

E - Engagement	E-1 - Public Engagement Approach
/ 10 pts	/ 10 pts
8	8
5	5
6	6
10	10
Average:	7.25
	↓
7.25	7.25

2026-0009 On-Call Planning Services - On-Call Planning Services

The Cratl Firm

Scoring Summary

Evaluation Group 1 - Main Evaluation

	Total	A - Experience	A-1 - Relevant Municipal Planning Experience
Reviewer	/ 95 pts	/ 25 pts	/ 25 pts
Uneeda Smith-Sellers	83	22	22
Al Barnes	35	10	10
Veronica Green	53	15	15
William Smith	70	18	18
		Average:	16.25
			↓
Calculated:	60.25	16.25	16.25

Evaluation Group 2 - Cost Evaluators

	Total	F - Cost	F-1 - Cost Proposal
Reviewer	/ 5 pts	/ 5 pts	/ 5 pts
Jeremy Andrews	4.45	4.45	4.45
		Average:	4.45
			↓
Calculated:	4.45	4.45	4.45

Scoring Comments

A-1 - Relevant Municipal Planning Experience - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	18	Other	Limited municipal planning experience relative to competing firms.
Al Barnes	10	Partially meets my expectations	Basic Response
Uneeda Smith-Sellers	22	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience.
Veronica Green	15	Partially meets my expectations	applicant provides general planning services but provides not examples of long range or small area planning nor economic development plans

B-1 - Experience with Small Area Studies - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	17	Other	Proposal contains relevant planning experience but fewer examples of downtown master planning assignments.
Al Barnes	10	Medium level of detail in response	Basic response
Uneeda Smith-Sellers	21	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience of developing small areas.
Veronica Green	10	Mostly complete response	Applicant does not provided examples of small area planning or planning activities

C-1 - Technical Expertise in Priority Areas - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	15	Well-supported claim(s)	Technical approach satisfies minimum qualifications but lacks the breadth and specialization demonstrated by higher-ranked firms.
Al Barnes	5	Doesn't meet my expectations	Response was basic

Uneeda Smith-Sellers	18	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience in housing redevelopment with transportation planning and using urban design.
Veronica Green	16	Strongly fits desired attribute(s)	Applicant has significant experience in zoning and the ability to assist in strategic planning and policy development.

D-1 - Project Team Qualifications & Capacity - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	12	Well-supported claim(s)	Qualified staff with limited organizational depth for multiple concurrent planning assignments.
Al Barnes	5	Partially meets my expectations	Basic response
Uneeda Smith-Sellers	14	Meets or exceeds my expectations	The Offeror's proposal shows qualifications for the team with the ability to manage approximately 3 tasks orders.
Veronica Green	9	Mostly complete response	Identifies only two people on the project team. Specializes in operational planning activities

E-1 - Public Engagement Approach - Reviewer Scores

Reviewer	Score	Reason	Comments
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William Smith	8	Well-supported claim(s)	Standard engagement process meeting minimum RFP expectations.
Al Barnes	5	Partially meets my expectations	Basic response
Uneeda Smith-Sellers	8	Meets or exceeds my expectations	The Offeror's proposal demonstrates a proposed methodology for community engagement.
Veronica Green	3	Doesn't meet my expectations	Doesn't provide a clear methodology for strategy for public engagement

F-1 - Cost Proposal - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeremy Andrews	4.45	Other	Cost score represents the average of the individual evaluator cost scores as calculated by Procurement.

B - Studies	B-1 - Experience with Small Area Studies	C - Tech Expertise	C-1 - Technical Expertise in Priority Areas	D - Team	D-1 - Project Team Qualifications & Capacity
/ 25 pts	/ 25 pts	/ 20 pts	/ 20 pts	/ 15 pts	/ 15 pts
21	21	18	18	14	14
10	10	5	5	5	5
10	10	16	16	9	9
17	17	15	15	12	12
Average:	14.5	Average:	13.5	Average:	10
	↓		↓		↓
14.5	14.5	13.5	13.5	10	10

E - Engagement	E-1 - Public Engagement Approach
/ 10 pts	/ 10 pts
8	8
5	5
3	3
8	8
Average:	6
	↓
6	6

2026-0009 On-Call Planning Services - On-Call Planning Services SEAS Community Partners

Scoring Summary

Evaluation Group 1 - Main Evaluation

	Total	A - Experience	A-1 - Relevant Municipal Planning Experience
Reviewer	/ 95 pts	/ 25 pts	/ 25 pts
Uneeda Smith-Sellers	82	21	21
Al Barnes	30	10	10
Veronica Green	35	13	13
William Smith	78	20	20
		Average:	16
			↓
Calculated:	56.25	16	16

Evaluation Group 2 - Cost Evaluators

	Total	F - Cost	F-1 - Cost Proposal
Reviewer	/ 5 pts	/ 5 pts	/ 5 pts
Jeremy Andrews	4.4	4.4	4.4
		Average:	4.4
			↓
Calculated:	4.4	4.4	4.4

Scoring Comments

A-1 - Relevant Municipal Planning Experience - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	20	Well-supported claim(s)	Relevant planning experience with emphasis on community development and stakeholder engagement. Municipal planning portfolio is more limited than higher-ranked firms.
Al Barnes	10	Partially meets my expectations	Submitted what was required
Uneeda Smith-Sellers	21	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience.

Veronica Green	13	Partially meets my expectations	Applicant did not provide direct examples of municipal planning initiatives such as a CID, LCI or CTP.
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B-1 - Experience with Small Area Studies - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	20	Well-supported claim(s)	Experience includes neighborhood planning and community-based planning initiatives but fewer comprehensive downtown planning projects.
Al Barnes	10	Partially meets my expectations	Submitted medium level response
Uneeda Smith-Sellers	22	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience of developing small areas.
Veronica Green	8	Doesn't meet my expectations	Applicant failed to provide examples of small area studies, corridor studies. It does include previous experience with the City of Stockbridge in public engagement

C-1 - Technical Expertise in Priority Areas - Reviewer Scores

Reviewer	Score	Reason	Comments
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William Smith	16	Well-supported claim(s)	Team demonstrates strengths in community planning and engagement but offers less depth in urban design and implementation planning.
Al Barnes	5	Poor level of detail in response	Submitted what was requested
Uneeda Smith-Sellers	18	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience in housing redevelopment with transportation planning and using urban design.
Veronica Green	7	Partially fits desired attributes	No examples provided to demonstrate work experience

D-1 - Project Team Qualifications & Capacity - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	13	Well-supported claim(s)	Qualified staff with relevant experience appropriate for smaller planning assignments.
Al Barnes	5	Medium level of detail in response	Response was basic
Uneeda Smith-Sellers	13	Meets or exceeds my expectations	The Offeror's proposal shows qualifications for the team with the ability to manage approximately 3 tasks orders.

Veronica Green	0	Incomplete response	No organizational chart or list of project team members and experience included
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E-1 - Public Engagement Approach - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	9	Well-supported claim(s)	Strong emphasis on inclusive public participation and community outreach throughout the planning process.
Al Barnes	0	Poor level of detail in response	Poor level
Uneeda Smith-Sellers	8	Meets or exceeds my expectations	The Offeror's proposal demonstrates a proposed methodology for community engagement.
Veronica Green	7	Meets or exceeds my expectations	traditional public engagement methods.

F-1 - Cost Proposal - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeremy Andrews	4.4	Other	Cost score represents the average of the individual evaluator cost scores as calculated by Procurement.

B - Studies	B-1 - Experience with Small Area Studies	C - Tech Expertise	C-1 - Technical Expertise in Priority Areas	D - Team	D-1 - Project Team Qualifications & Capacity
/ 25 pts	/ 25 pts	/ 20 pts	/ 20 pts	/ 15 pts	/ 15 pts
22	22	18	18	13	13
10	10	5	5	5	5
8	8	7	7	0	0
20	20	16	16	13	13
Average:	15	Average:	11.5	Average:	7.75
	↓		↓		↓
15	15	11.5	11.5	7.75	7.75

E - Engagement	E-1 - Public Engagement Approach
/ 10 pts	/ 10 pts
8	8
0	0
7	7
9	9
Average:	6
	↓
6	6

2026-0009 On-Call Planning Services - On-Call Planning Services

Spinks Technologies, Inc.

Scoring Summary

Evaluation Group 1 - Main Evaluation

	Total	A - Experience	A-1 - Relevant Municipal Planning Experience
Reviewer	/ 95 pts	/ 25 pts	/ 25 pts
Uneeda Smith-Sellers	78	21	21
Al Barnes	0	0	0
Veronica Green	27	5	5
William Smith	52	12	12
		Average:	9.5
			↓
Calculated:	39.25	9.5	9.5

Evaluation Group 2 - Cost Evaluators

	Total	F - Cost	F-1 - Cost Proposal
Reviewer	/ 5 pts	/ 5 pts	/ 5 pts
Jeremy Andrews	3.75	3.75	3.75
		Average:	3.75
			↓
Calculated:	3.75	3.75	3.75

Scoring Comments

A-1 - Relevant Municipal Planning Experience - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	12	Medium level of detail in response	Proposal demonstrates limited experience providing comprehensive municipal planning services comparable to the City's requested scope.
Al Barnes	0	Incomplete response	Incomplete
Uneeda Smith-Sellers	21	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience.

Veronica Green	5	Poor level of detail in response	While the applicant provides an innovative approach to planning activities, no examples of are identified and the methodology is unproven.
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B-1 - Experience with Small Area Studies - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	10	Medium level of detail in response	Few examples of downtown planning or Small Area Plan experience were provided.
Al Barnes	0	Incomplete response	Incomplete
Uneeda Smith-Sellers	20	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience of developing small areas.
Veronica Green	5	Doesn't meet my expectations	Applicant provides no examples of previous work experience or success

C-1 - Technical Expertise in Priority Areas - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	12	Partially fits desired attributes	Proposal demonstrates technical capabilities in select areas but lacks the multidisciplinary planning expertise required for this contract.

Al Barnes	0	Incomplete response	Incomplete
Uneeda Smith-Sellers	17	Meets or exceeds my expectations	The Offeror's proposal demonstrates experience in housing redevelopment with transportation planning and using urban design.
Veronica Green	5	Doesn't meet my expectations	applicant has experience in maritime and military initiatives and seeks to test AI in municipal planning.

D-1 - Project Team Qualifications & Capacity - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	11	High level of detail in response	Project team possesses relevant professional qualifications but limited demonstrated experience with comparable municipal planning assignments.
Al Barnes	0	Incomplete response	Incomplete
Uneeda Smith-Sellers	12	Meets or exceeds my expectations	The Offeror's proposal shows qualifications for the team with the ability to manage approximately 3 tasks orders.

Veronica Green	5	Partially meets my expectations	While AI led may be able to complete task orders the methodology is largely untried and cannot guarantee accuracy
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E-1 - Public Engagement Approach - Reviewer Scores

Reviewer	Score	Reason	Comments
William Smith	7	High level of detail in response	Public engagement methodology meets minimum requirements but lacks detail and innovation compared to competing firms.
Al Barnes	0	Incomplete response	Incomplete
Uneeda Smith-Sellers	8	Meets or exceeds my expectations	The Offeror's proposal demonstrates a proposed methodology for community engagement.
Veronica Green	7	Meets or exceeds my expectations	materials would be developed in AI with the principle facilitating traditional methods of public engagement

F-1 - Cost Proposal - Reviewer Scores

Reviewer	Score	Reason	Comments
Jeremy Andrews	3.75	Other	Cost score represents the average of the individual evaluator cost scores as calculated by Procurement.

B - Studies	B-1 - Experience with Small Area Studies	C - Tech Expertise	C-1 - Technical Expertise in Priority Areas	D - Team	D-1 - Project Team Qualifications & Capacity
/ 25 pts	/ 25 pts	/ 20 pts	/ 20 pts	/ 15 pts	/ 15 pts
20	20	17	17	12	12
0	0	0	0	0	0
5	5	5	5	5	5
10	10	12	12	11	11
Average:	8.75	Average:	8.5	Average:	7
	↓		↓		↓
8.75	8.75	8.5	8.5	7	7

E - Engagement	E-1 - Public Engagement Approach
/ 10 pts	/ 10 pts
8	8
0	0
7	7
7	7
Average:	5.5
	↓
5.5	5.5

ADDENDUM NO. 1 Questions & Answers

Solicitation No.: RFP 2026-0009

Solicitation Title: On-Call Planning Services

ATTENTION ALL POTENTIAL BIDDERS:

- ☒ **MUST ADDENDUM. READ CAREFULLY AND FOLLOW ALL INSTRUCTIONS.**
This addendum forms a part of the contract documents, modifies the original bidding documents and shall be as binding as if contained therein.
- ☐ Return Addendum with Bid Submittal. Failure to do so may subject the Bidder to disqualification.
- ☐ Return Completed Revised Bid Pricing Sheets with Bid Submittal.

1. ADDITIONS / CLARIFICATIONS / QUESTIONS & ANSWERS

Q1. Exhibit C has two Section Threes (3. Conflict of Interest - bottom of page 40, and 3. Executive Summary - top of page 41). Can the City confirm if the Conflict-of-Interest Disclosure is meant to be its own section or included with 2. Cost Proposal Requirements?

A1. The Conflict-of-Interest Disclosure is intended to be a separate section of the proposal and is not part of the Cost Proposal Requirements section. Due to a numbering error in Exhibit C, both the Conflict-of-Interest Disclosure and Executive Summary were inadvertently labeled as Section 3. The Conflict-of-Interest Disclosure should be included within the Technical Proposal submission and not within the Cost Proposal.

Q2. Previous RFPs have included a Cost Proposal form. Is there a specific format that the City would like followed, or is the inclusion of rates at the discretion of the bidder?

A2. No. Offerors may submit their own cost proposal format at their discretion, provided they comply with the requirements set forth in the Cost Proposal Requirements section.

Q3. Is the expectation that proposing firms return completed forms, or is this intended for use by the City of Stockbridge only? For example, should proposing firms ask client references to complete the Reference Verification Form and include it with their proposal, or should proposing firms only fill out the reference organization name and project title on the form, allowing your team to contact the references directly?

A3. The reference forms should simply be completed by the Offeror. It is only for internal use.

Q4. On pages 40-41 of the RFP, there appears to be two separate items labeled as number 3: one is the Conflict-of-Interest Disclosure, and the other is the Executive Summary. However, at the top of page 40, the conflict-of-interest form is not listed under the requested materials. Are proposing firms expected to provide both a Conflict-of-Interest Disclosure and an Executive Summary? If yes, please advise where you would like us to include the Conflict-of-Interest Disclosure within our proposal.

A4. Yes. Offerors are expected to provide both a Conflict-of-Interest Disclosure and an Executive Summary. The duplicate numbering in Exhibit C is a clerical error. The Conflict-of-Interest Disclosure should be treated as a separate proposal section and included within the Technical Proposal submission. It is not part of the Cost Proposal Requirements section and should not be included with the separate Cost Proposal submission. For organizational purposes, Offerors may include the Conflict-of-Interest Disclosure immediately following the Executive Summary or as a separately labeled section within their Technical Proposal.

Q5. Can the City please modify Exhibit H (Reference Verification Form) so that each reference begins on a separate page? This would allow us to send individual pages to each client for signature and return, without disclosing other clients' reference information.

A5. No. The City will not modify Exhibit H. Offerors are not required to obtain signatures or completed responses from their references. Exhibit H is intended to be completed and submitted by the Offeror as part of the proposal package for the City's internal evaluation process. Therefore, separate reference pages are not necessary.

Q6. The Bonfire portal lists separate required upload fields for the Proposal Letter and Exhibits A–I. Could the City please clarify where Offerors should upload the full Technical Proposal response, including the Cover Letter, Executive Summary, Evaluation and Selection Criteria response, team qualifications, project experience, and public engagement approach?

A6. Yes, these should be loaded separately into the appropriate fields.

Q7. Exhibit C includes the Request for Proposal Process and outlines the required proposal content, including Cover Letter, Executive Summary, Evaluation and Selection Criteria, Cost Proposal Requirements, Conflict of Interest Disclosure, and certification. Should Offerors upload the full Technical Proposal response under Exhibit C – SAP and RFP Docs, or should it be uploaded under a different Bonfire field?

A7. The full Technical Proposal should be uploaded under the Exhibit C – SAP and RFP Documents upload field. This submission should include the Cover Letter, Executive Summary, Evaluation and Selection Criteria responses, project experience, team qualifications, public engagement approach, and Conflict of Interest Disclosure. Cost information should not be included in this submission and must be uploaded separately under Exhibit I – Cost Proposal.

Q8. The Bonfire portal shows Exhibit B – Scope of Work as a required PDF upload. Since Exhibit B appears to be the Scope of Work and Specifications and does not appear to include a proposer signature page, should Offerors upload an acknowledgment of Exhibit B, a signed copy of Exhibit B, or include the Technical Proposal response in this upload field?

A8. Offerors are not required to sign Exhibit B. To satisfy the Bonfire upload requirement, Offerors may upload a copy of Exhibit B as provided in the solicitation documents. The Technical Proposal should be uploaded under Exhibit C and should not be uploaded in lieu of Exhibit B.

Q9. The Bonfire portal shows Exhibit A – General Conditions as a required PDF upload. Should Offerors sign and upload the contract/general conditions pages at proposal submission, or is Exhibit A intended to be acknowledged and completed only by the awarded Service Provider?

A9. Offerors are not required to execute the contract signature pages contained within Exhibit A at the proposal stage. Submission of a proposal constitutes acknowledgment and acceptance of the General Conditions. Formal execution of the contract documents will occur following award.

Q10. Page 1 states that the Cost Proposal must be submitted as a separate document and that pricing information should not be included in any other section of the RFP submittal. Exhibit C also includes “Cost Proposal Requirements” within the proposal process section. Could the City please confirm that all pricing information should be included only in the separate Exhibit I – Cost Proposal upload and excluded from the Technical Proposal/Exhibit C response?

A10. Yes, that is correct. Pricing should only be included in the Cost Proposal Exhibit and nowhere else in the responses.

Q11. Exhibit H includes Reference Verification Forms with questions and signature lines. Should Offerors obtain completed and signed forms from references and upload them with the proposal, or should Offerors provide reference contact information for the City to verify directly?

A11. Offerors should simply fill out the reference forms and submit them, as they are for internal evaluation process only.

Q12. Exhibit H lists the solicitation number as RFP 2026-00004, while the solicitation is identified elsewhere as RFP 2026-00009 On-Call Professional Planning Services. Should Offerors revise the form to reference RFP 2026-00009, or submit the form exactly as provided?

A12. The reference to RFP No. 2026-00004 is a clerical error. The correct solicitation number is RFP No. 2026-00009. Offerors should reference RFP No. 2026-00009 in all proposal documents and forms.

Q13. Exhibit C requires disclosure of current or recent representation of private developers, property owners, or entities with active or pending development interests within the City of Stockbridge.



City of Stockbridge Purchasing Division

City of Stockbridge City Hall
4640 North Henry Boulevard
Stockbridge, Ga 30281

Should this disclosure be included in the Technical Proposal/Exhibit C response, submitted as a separate upload, or included with the required forms?

A13. The Conflict-of-Interest Disclosure should be included within the Offeror's Technical Proposal response under Exhibit C. A separate upload is not required unless otherwise specifically requested by the City. Offerors should clearly identify the disclosure as a separate section within their proposal.

Q14. Exhibit E states that the Service Provider must secure a written drug-free workplace certification from any subcontractor. Could the City please confirm whether subconsultants are required to complete and sign Exhibit E — Drug-Free Workplace and submit it with the proposal, or whether Exhibit E is required only from the prime contractor at proposal submission, with subcontractor certifications provided after award if applicable?

A14. This is only for the prime at this stage. If needed further certifications for subs can be gathered at a later time.

Q15. Exhibit I states that this is an on-call contract with no guaranteed workload and that no total contract value should be proposed. Could the City please confirm that the Cost Proposal should include only the required fully burdened hourly rate schedule and task-order pricing approach, and that any total price field should be marked “Not Applicable”?

A15. Yes, that is correct.

Q16. Can you please provide a copy of the City of Stockbridge, GA, Financial Management Policies Purchasing Policy mentioned in form Exhibit F - Purchasing Policy Addendum.

A16. A copy of the City's Purchasing Policy is available on the City of Stockbridge website. The applicable link is provided in Exhibit F – Purchasing Policy Addendum.

Q17. Have any of the Exhibit letters shifted from the previous RFP? Also, Exhibit H form (References), has the previous RFP number 2026-20004 instead of 2026-00009. Are there any other changes to the forms? I want to use our forms from the previous RFP and want to make sure the letters or content didn't change. Thanks!

A17. Other than the correction of the solicitation number from RFP No. 2026-00004 to RFP No. 2026-00009, the City is not aware of any substantive changes to the referenced forms. Offerors should use the forms included with this solicitation and reference RFP No. 2026-00009 throughout their submission.

Q18. Page 55 includes the formula “Lowest Overall Annual Contract Cost / Proposer’s Price x? = Price Score,” but the Evaluation Criteria list Cost Proposal as 5 points. Could the City please confirm the intended multiplier and how cost will be evaluated given that the contract is on-call with no guaranteed annual contract value?

A18. The formula referenced on Page 55 is intended only to illustrate the City's general approach to evaluating pricing. Because this is an on-call contract with no guaranteed annual contract value, Offerors are not required to submit an overall annual contract cost. Cost will be evaluated based on the reasonableness and competitiveness of the fully burdened hourly rate schedule submitted in Exhibit I. As stated in the Evaluation Criteria, the Cost Proposal is worth a maximum of five (5) points. The City reserves the right to consider the overall pricing structure, consistency of rates, and anticipated value to the City when assigning cost scores.

Q19. For revitalization plans and DCA funding opportunities, is the City seeking grant identification and application support in addition to planning and implementation strategies?

A19. Yes. The City anticipates that on-call services may include assistance with identifying potential funding opportunities, evaluating grant eligibility, and providing grant application support when requested. However, the specific scope of services for each task order will be defined by the City at the time of issuance.

Q20. Does the City anticipate selecting a single consultant team or establishing a pool of qualified firms for on-call services?

A20. The City currently anticipates awarding the contract to a single consultant team. The final award decision will be based on the evaluation of proposals and the City's determination of the firm that provides the best overall value and qualifications to meet the City's needs.

Q21. Are we to submit hourly rates pertaining to page 54, Exhibit I, section A? Or, per section B, are we to submit a plan for by-task-order hourly rates?

A21. Offerors should submit the hourly rates requested in Exhibit I, Section A. Pursuant to Exhibit I, Section B, the City anticipates negotiating and issuing individual task orders based upon the specific scope, staffing requirements, and level of effort associated with each assignment.

Q22. Is there a budget for the overall on-call?

A22. No specific funding amount has been established for the on-call contract. Services will be utilized on an as-needed basis and task orders will be issued subject to available funding, project needs, and City approval requirements.

Q23. Could the City please define "housing redevelopment" as listed on page 42, section IV, item 3?

A23. For purposes of this solicitation, "housing redevelopment" generally refers to planning, policy development, redevelopment strategies, market analysis, housing needs assessments, corridor and neighborhood revitalization initiatives, affordable and workforce housing strategies, redevelopment opportunity identification, and related implementation activities intended to support the City's housing and community development goals.



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In the event of any inconsistency between Bonfire upload field descriptions and the solicitation documents, the solicitation documents and any issued addenda shall govern.



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Stockbridge, Ga 30281

ADDENDUM NO. 2- Evaluation Period Extension

Solicitation No.: RFP 2026-0009

Solicitation Title: On-Call Planning Services

ATTENTION ALL POTENTIAL BIDDERS:

The deadline for evaluators to complete their review and evaluation of proposals has been extended to Wednesday, July 8, 2026, at 5:00 p.m. Eastern Time to accommodate the Independence Day holiday.

All other terms, conditions, and requirements of the solicitation remain unchanged and in full force and effect.

EXHIBIT A
General Conditions

This CONTRACT made and entered into this 26 day of May, 2026 by and between the City of Stockbridge, (Party of the First Part, hereinafter called the “City”), and TSW. Party of the Second Part, hereinafter called the “Service Provider” or “Contractor”).

NOW THEREFORE, for and in consideration of the mutual promises and obligations contained herein and under the conditions hereinafter set forth, the parties do hereby agree as follows:

1. TERMS:

This Agreement shall be effective upon its execution (the “Effective Date”). The services to be performed under this Contract shall commence upon the date stated in the notice to proceed letter. This Contract shall terminate absolutely and without further obligation on the part of the City on December 31, 2026, and each December 31 of each succeeding and renewed year, as required by O.C.G.A. §36-60-13, as amended, unless terminated earlier in accordance with the provisions of this Contract.

OPTIONAL RENEWALS:

This Contract may be renewed at the sole discretion of the City for four (4) additional twelve-month terms, upon the same terms and conditions, as provided for in this Contract, unless terminated by the City, by notice to the service provider, or termination and non-renewal by December 31 of the Contract year.

Upon each renewal option, the contractor shall provide the City with updated contact information for the designated person responsible for overseeing the work. This information must include their name, telephone number, email address, cell phone number, and contact information for their immediate supervisor.

2. ATTACHMENTS:

The following documents are attached and are specifically incorporated herein by reference; and, along with this Contract and the General Conditions attached as Exhibit A, encompass all of the

Contract documents:

RFP (Instructions + Evaluation)

Exhibit A – General Conditions

Exhibit B – Scope of Work

Exhibit C – SAP Criteria / RFP Documents

EXHIBIT A
General Conditions

Exhibit D- E-Verify

Exhibit E- Drug-free Workplace

Exhibit F- Purchasing Policy Addition

Exhibit G- City Public Benefit Application

Exhibit H- References

Exhibit I- Cost Proposal

3. PERFORMANCE:

Service Provider agrees to furnish all skill and labor of every description necessary to carry out or to perform the services in accordance with the Contract Documents (the “Work”).

4. PRICE:

The City agrees to pay the Service Provider following receipt by the City of a detailed invoice reflecting the actual work performed by the Service Provider, provided, however, the Service Provider guarantees that the maximum price for materials, labor, and expenses shall be the amount reflected in Exhibit J.

5. INDEMNIFICATION AND HOLD HARMLESS:

[See Section 13 of Exhibit A. --- General Conditions]

Service Provider further agrees to protect, defend, indemnify, and hold harmless the CITY, its council members, officers, agents, and employees from and against any and all claims or liability for compensation under the Worker’s Compensation Act arising out of injuries sustained by any employee or subcontractor of the Service Provider, as allowed under the law.

6. TERMINATION FOR CAUSE:

The City may terminate this Contract for cause upon ten (10) days' prior written notice to the Service Provider of the Service Provider’s default in the performance of any term of this Contract. Such termination shall be without prejudice to any City’s rights or remedies provided by law.

7. TERMINATION FOR CONVENIENCE:

The City may terminate this Contract for its convenience at any time upon (30) days' written notice to the Service Provider. In the event of the City’s termination of this Contract for convenience, the Service Provider will be paid for those services actually performed. Partially

EXHIBIT A
General Conditions

completed performance of the Contract will be compensated based upon a signed statement of completion to be submitted by the Service Provider, who shall itemize each element of performance.

8. TERMINATION FOR FUND APPROPRIATION:

The City may unilaterally terminate this Contract due to lack of funding at any time by written notice to the Service Provider. In the event of the City's termination of this Contract for fund appropriation, the Service Provider will be paid for those services actually performed. Partially completed performance of the Contract will be compensated based upon a signed statement of completion to be submitted by the Service Provider, which shall itemize each element of performance.

9. CONTRACT NOT TO DISCRIMINATE:

During the performance of this Contract, the Service Provider will not discriminate against any employee or applicant for employment because of race, creed, color, sex, national origin, age, or disability, which does not preclude the applicant or employee from performing the essential functions of the position. The Service Provider will also, in all solicitations or advertisements for employees placed by qualified applicants, consider the same without regard to race, creed, color, sex, national origin, age, or disability, which does not preclude the applicant from performing the essential functions of the job. The Service Provider will cause the foregoing provisions to be inserted in all subcontracts for any work covered by this Contract so that such provision will be binding upon each subservice provider for standard commercial supplies of raw materials.

10. ASSIGNMENT:

The Service Provider shall not sublet, assign, transfer, pledge, convey, sell, or otherwise dispose of the whole or any part of this Contract or his right, title, or interest therein to any person, firm, or corporation without the previous consent of the City in writing.

11. WAIVER:

A waiver by either party of any breach of any provision, term, covenant, or condition of this Contract shall not be deemed a waiver of any subsequent breach of the same or any other provision, term, covenant, or condition.

12. SEVERABILITY:

The parties agree that each of the provisions included in this Contract is separate, distinct, and severable

EXHIBIT A
General Conditions

from the other and remaining provisions of this Contract, and that the invalidity of any Contract provision shall not affect the validity of any other provision or provisions of this Contract.

13. GOVERNING LAW:

The parties agree that this Contract shall be governed and construed in accordance with the laws of the State of Georgia. This Contract has been signed in Henry County, Georgia.

14. MERGER CLAUSE:

The parties agree that the terms of this Contract include the entire Contract between the parties, and as such, shall exclusively bind the parties. No other representations, either oral or written, may be used to contradict the terms of this Contract.

IN WITNESS WHEREOF, the parties hereto, acting through their duly authorized agents, have caused this CONTRACT to be signed, sealed, and delivered.

Signatures on the following page

EXHIBIT A
General Conditions

STOCKBRIDGE, GEORGIA

By: _____ Jayden Williams

Mayor, City of Stockbridge, Georgia

ATTEST: _____

Cassandra

Lester

City Clerk

APPROVED AS TO FORM:

City Attorney

SERVICE PROVIDER:

Signature _____

Print Name **Adam Williamson**

Date **May 26, 2026**

Print Title **Principal**

ATTEST:

Signature _____
Jerrico Roland

Print Name **Jerrico Roland**

Date **May 26, 2026**

Print Title **Marketing Manager**

EXHIBIT A
General Conditions

Instructions to Offerors

1. Proposal Submission

Proposals shall be submitted electronically through the City's designated Bonfire Portal no later than the date and time specified in this Request for Proposals. Proposals submitted by any other means, including email or hard copy, shall be deemed non-responsive and rejected.

It is the sole responsibility of the Offeror to ensure timely submission. Late proposals will not be accepted under any circumstances.

2. Pre-Proposal Conference

A pre-proposal conference may be conducted at the City's discretion. Attendance is optional unless otherwise stated. Information provided at any pre-proposal conference shall not be binding unless issued by written addendum.

3. Questions and Clarifications

All questions regarding this solicitation shall be submitted in writing through the Bonfire Portal by the deadline established in the procurement schedule.

Responses to questions will be issued by written addendum only. Offerors shall not rely on verbal responses or information obtained outside the formal question-and-answer process.

4. Communications Restrictions

From the issuance of this RFP until contract award, Offerors shall not contact any City employee, official, or elected representative regarding this solicitation except through the designated procurement contact identified herein.

Unauthorized contact may result in disqualification of the Offeror's proposal.

5. Addenda

Any changes to this RFP shall be made by written addendum issued through the Bonfire Portal. It is the responsibility of each Offeror to monitor the portal for addenda and acknowledge receipt as required.

6. Proposal Evaluation and Award

Proposals will be evaluated based on the criteria set forth in this RFP. Award will be made to the offeror determined to provide the best overall value to the City, considering qualifications, experience, technical approach, and cost. The City is not obligated to award a contract to the lowest-priced Offeror.

EXHIBIT A
General Conditions

7. No Guarantee of Work

This solicitation is for on-call professional services. The City does not guarantee a minimum amount of work or the issuance of any task orders. Services will be authorized on an as-needed basis at the City's sole discretion.

8. City's Reservation of Rights

The City reserves the right to:

- Reject any or all proposals.
- Waive minor irregularities or informalities.
- Request clarification or additional information from Offerors.
- Cancel this solicitation in whole or in part.
- Negotiate with the highest-ranking offeror if deemed in the City's best interest.

9. Costs of Proposal Preparation

All costs incurred by Offerors in the preparation and submission of proposals shall be borne solely by the Offeror. The City shall not be responsible for any such costs.

10. Acceptance of Terms

Submission of a proposal constitutes acceptance of the terms, conditions, and procedures contained in this RFP, including the protest procedures set forth herein.

EXHIBIT B
SCOPE OF WORK AND SPECIFICATIONS

1. SCOPE OF WORK

The Contract will be to provide services to the City in accordance with the Contract Documents.

All work shall be performed in accordance with the Scope of Services attached hereto as Exhibit B

2. REGULATIONS

- 2.1 The Service Provider shall comply with all applicable federal, state, and local laws, ordinances, rules, and regulations pertaining to the performance of the work specified herein.
- 2.2 The Service Provider shall obtain all permits, licenses, and certificates, or any such approvals of plans or specifications as may be required by Federal, State, and local laws, ordinances, rules, and regulations, for the proper execution of the work specified herein.
- 2.3 During the performance of this Contract, the Service Provider shall keep current and, if requested by the City, provide copies of any and all licenses, registrations, or permits required by applicable governing agencies. The Service Provider shall keep a copy of any and all licenses, registrations, and permits on the job site while performing the Contract work.
- 2.4 The Service Provider will comply with the City of Stockbridge's purchasing policies.
- 2.5 Service Provider will complete all work in accordance with all applicable legal requirements, including but not limited to O.C.G.A. § 50-5-63, as applicable.

3. SERVICE PROVIDER'S PERSONNEL

- 3.1 The Service Provider will abide by all State and Federal regulations on wages and hours of an employee dealing with the employment relationship between the Service Provider and its subsidiaries or related parties and its employees, including but not limited to the Federal National Labor Relations Act, the Federal Fair Labor Standards Act, the Federal Civil Rights Act of 1964, as amended, and the Americans with Disabilities Act.
- 3.2 The Service Provider shall require all prospective employees to show proof of citizenship, or proof from the United States Immigration and Naturalization Service of valid entry permits and/or work permits for legal aliens, and proof that such legal aliens are eligible to be employed in the United States. This includes any requirement for participation in the DHS E-Verify or SAVE program.
- 3.3 The Service Provider shall transfer promptly from the City any employee or employees

EXHIBIT B

SCOPE OF WORK AND SPECIFICATIONS

that the City advises are not satisfactory and replace such personnel with employees satisfactory to the City; but in no event shall the City be responsible for monitoring or assessing the suitability of any employee or agent of the Service Provider.

3.4 The Service Provider's employees shall be instructed that no gratuities shall be solicited or accepted for any reason whatsoever from the tenants, customers, or other persons at the City.

3.5 Designation of Supervisor-the Service Provider shall designate an experienced Supervisor ("Supervisor") acceptable to the City for all purposes related to the work.

The initial Supervisor shall be (TBD).

3.5.1 The Supervisor shall be fully responsible for the Service Provider meeting all of its obligations under this Contract. The Supervisor shall provide the City with an appropriate status report on the project's progress. Supervisor and the City, but the final required times will be the City's discretion.

3.5.2 In the event that the designated Supervisor terminates employment with the Service Provider or is requested by the City to be removed from the role of Supervisor (as provided in Section 3.5), the position shall be assumed by an individual with equivalent qualifications, experience, and knowledge. Such replacement shall require the City's prior approval.

3.6 The process by which the service provider requests the removal of a team member from the project. If a Service Provider replaces a proposed team member, the Service Provider shall replace that team member with a similarly experienced team member. The City reserves the right to accept or reject any proposed or replacement team member, with or without cause, at any time during the project.

4. PERFORMANCE REQUIREMENTS

4.1 The Service Provider shall perform all of its obligations and functions under the Contract in accordance with the Contract specifications and industry standards. The Service Provider shall adjust and coordinate its activities to the needs and requirements of the City and perform its activities so as not to annoy, disturb, endanger, unreasonably interfere with or delay the operations or activities of the City.

4.2 The Service Provider's personnel shall perform work in compliance with all Federal, State, and City of Stockbridge regulations.

EXHIBIT B

SCOPE OF WORK AND SPECIFICATIONS

- 4.3 Any work required beyond that which is specified herein shall be reported in advance to the City. At no time shall work beyond the scope be performed without prior written authorization from the City.

5. CONFIDENTIAL INFORMATION

- 5.1 In the course of performing the Contract work, the Service Provider may gain access to security-sensitive and other sensitive information of the City.
- 5.2 The Service Provider agrees to hold all City data and information in confidence and to make such information known only to its employees and subcontracts who have a legitimate need to know such information and only after advising such persons of the Service Provider's non-disclosure obligations.
- 5.3 The Service Provider shall seek the City's prior written consent before using for any purpose other than the fulfillment of the Service Provider's obligations hereunder, or before releasing, disclosing, or otherwise making such information available to any other person.
- 5.4 The Service Provider shall employ such practices and take such actions to protect the City's information from unauthorized use or disclosure as the Service Provider employs and takes to protect its own information, but in no event shall the Service Provider use less than reasonable efforts to protect the City's information.
- 5.5 The provisions of this Section shall survive the expiration or earlier termination of the Contract.

6. COMPENSATION – INVOICE AND PAYMENT FOR SERVICES

- 6.1 The City shall pay the Service Provider, subject to any authorized deductions, the applicable prices set forth for each service authorized by the City, and actually delivered or performed, as the case may be, by the Service Provider to the satisfaction and acceptance, as appropriate, of the City. The timing of such payments shall be as set forth below in the Section.
- 6.2 The Service Provider shall deliver to the City approval and acceptance, and before eligible for final payment of any amounts due, all documents and material prepared by the Service Provider for the City under this Contract.
- 6.3 The City shall pay the undisputed amount of the Service Provider's invoice, as it may be

EXHIBIT B
SCOPE OF WORK AND SPECIFICATIONS

reduced to reflect unsubstantiated or unsatisfactory service. Items in dispute shall be paid upon the resolution of the dispute. No verification or payment of any amounts invoiced shall preclude the City from recovering any money paid in excess of that due under the terms of this Contract.

- 6.4 The Service Provider shall submit all invoices with purchase order number to: City of Stockbridge, GA, Accounts Payable, 4640 N. Henry Blvd Stockbridge, GA. 30281.
- 6.5 The Service Provider will agree to comply with the City of Stockbridge's Financial Policies and Purchasing Policy, to the extent applicable.
- 6.6 The Service Provider agrees that the compensation provided herein shall be full and final settlement of all claims arising against Stockbridge for work done, materials furnished, costs incurred or otherwise arising out of this contract and shall release the City from any and all further claims related to the payment for services and materials furnished in connection with this Agreement.
- 6.7 The Service Provider shall obtain and keep current all licenses, permits and authorizations, whether municipal, county, state or deferral, required for the performance of its obligations and functions hereunder and shall pay promptly when due all fees therefore.
- 6.8 The Service Provider shall abide by all applicable state and federal regulations pertaining to wages and hours of an employees; including but not limited to the Service Provider's compliance with requirements of O.C.G.A. 13-10-91 AND Rule 300-104-1-.02.

7. SERVICE PROVIDER'S LIABILITY

The Service Provider shall be responsible for the prompt payment of any fines imposed on the city or the Service Provider by any other federal, state or local governmental agency as a result of the Service Provider's, or its subcontractor's (or the officers' directors', employees' or agents' of either), failure to comply with the requirements of any law or any governmental agency rule, regulation, order or permit. The liability of the Service Provider under this Section 11 is in addition to and in no way a limitation upon any other liabilities and responsibilities which may be imposed by applicable law or by the indemnification provision of Section 12 hereof, and such liability shall survive the expiration or earlier termination of this Contract.

8. INDEMNIFICATION AND INSURANCE

- 8.1 In addition to indemnification provisions stated above, if the City's use of any service or

EXHIBIT B

SCOPE OF WORK AND SPECIFICATIONS

other items provided by or on behalf of the Service Provider is enjoined due to infringement of another person or entity's intellectual property rights, the Service Provider shall promptly, at its sole cost and expense, modify the infringing item so that it no longer infringes, procure for the City the legal right to continue using the infringing item, or procure for the City a non-infringing item, or procure for the City a non-infringing replacement item having equal or greater functional capabilities as the infringing item.

8.2 Insurance

8.2.1 General Liability and Automobile Liability. The Service Provider shall purchase and maintain in force during the term of the Contract, at its own cost and expense, to protect the Service Provider, the City, and the members (including, without limitation, all members of the governing City's Council and the citizens' advisory committees of each), officers agents, and employees of each, from and against any and all liabilities arising out of or in connection with the Service Provider's performance of the Contract work:

(1) Commercial general liability insurance with coverage of not less than ONE MILLION DOLLARS (\$1,000,000.00) combined single limit per occurrence, and with contractual liability coverage for Service Provider's covenants to and indemnification of the City under the Contract, and

(2) Automobile liability insurance with policy limits of not less than ONE MILLION DOLLORS (\$1,000,000.00) combined single limit per accident or occurrence covering each motor vehicle operated on City property.

8.2.1.1 Self-Insured Retention. Service Provider's commercial general liability insurance policies shall not be subject to a self-insured retention exceeding \$10,000, if the value of the Contract is less than \$1,000,000, and not be subject to a self-insured retention exceeding \$100,000, if the Contract is \$1,000,000 or more, unless approved by the City Manager. Service Provider's automobile liability insurance policies shall not be subject to a self-insured retention exceeding \$10,000, unless approved by the City Manager.

8.2.1.2 Additional Insured Endorsement. Service Provider agrees and shall cause

EXHIBIT B

SCOPE OF WORK AND SPECIFICATIONS

the City their member (including, without limitation, members of the City's Council and members of the citizens' advisory committees of each), officers, employees, and agents to be named as additional insured under such policy or policies of commercial general and automobile liability insurance.

12.7.1.2 Workers' Compensation and Employer's Liability. If Service Provider has any employee working on City property, Service Provider shall procure and maintain in force during the term of the Contract (i) workers' compensation insurance, and (ii) employer's liability insurance. The policy limits of the Service Provider's employer's liability insurance shall not be less than \$100,000 for "each employee." If the Service Provider is self-insured, the Service Provider shall provide proof of self-insurance and authorization to self-insure as required by applicable state laws and regulations.

12.7.1.3 Professional Liability Insurance. The Service Provider shall purchase and maintain in force during the term of the Contract, Professional Liability insurance which will pay for damages arising out of errors or omissions in the rendering, or failure to render professional services under the Contract in the amount of at least ONE MILLION DOLLARS (\$1,000,000.00) per claim. Such insurance must include nose and tail coverage for work performed by the Service Provider from the project's inception date until the Statute of Limitations has run for the work done on the project.

12.7.4 Health Insurance. Not applicable.

12.7.5 Garage Liability Insurance. Not applicable.

12.7.6 Garage Keeper's Legal Liability Insurance. Not applicable.

12.7.7 Crime Coverage. Not applicable.

12.7.8 Deductibles. The Service Provider's policies of insurance required by this Section 12.7 may require the Service Provider's payment of a deductible, provided the Service Provider's insurer is required to pay claims from the first dollar at 110% of the claim value without any requirement that the Service Provider pay the deductible prior to its insurer's payment of the claim.

12.7.9 Other Insurance Requirements. All insurance policies required by this Section 12.7 shall provide that they are primary insurance with respect to any other valid insurance the City may possess, and that any other insurance the City does possess shall

EXHIBIT B

SCOPE OF WORK AND SPECIFICATIONS

be considered excess insurance only. All such insurance shall be carried with a company or companies which meet the requirements of Section 13.2 of these General Conditions and said policies shall be in a form satisfactory to the City. A properly completed and executed Certificate of Insurance on a form provided or approved by the City (such as a current ACORD certificate of insurance) evidencing the insurance coverage required by this Section shall be furnished to the City upon the Service Provider shall provide the City with at least thirty (30) days' prior written notice of any adverse material change in the Service Provider's required insurance coverage except that ten (10) days' notice of cancellation for non-payment is required. For purposes of this Section 12.7.10, and "adverse material change" shall mean any reduction in the limits of the insurer's liability, any reduction, non-renewal or cancellation of any insurance coverage, or any increase in the Service Provider's self-insured retention. Prior to the expiration of any such policy, the Service Provider shall file with the City a certificate of insurance showing that such insurance coverage has been renewed. If the insurance coverage is canceled or reduced, the Service Provider shall, within five (5) days after such cancellation or reduction in coverage, file with the City a certificate showing that the required insurance has been reinstated or provided through another insurance company or companies approved by the City. If the Service Provider fails to obtain or have such insurance reinstated, the City may, if it so elects, and without waiving any other remedy it may have against the Service Provider, immediately terminate this Contract upon written notice to the Service Provider. The City Manager shall have the right to alter the monetary limits or coverage herein specified from time to time during the term of this Contract, and the Service Provider shall comply with all reasonable requests of the City Manager with respect thereto.

9. LIABILITY INSURANCE

9.1 N/A

9.2 Liability Insurance Companies furnishing insurance coverage required by these General Conditions shall (a) be approved to issue insurance policies in the State of Georgia, and (b) must have no less than a "B+" Financial Rating and a Financial Size Category of "Class VI" or higher according to the most current edition of A.M. Best's Insurance Reports. If the liability insurer is rated by A.M. Best's Insurance Reports at an "A- Financial Rating and a Financial Size Category of "Class VIII" or higher that the City

EXHIBIT B
SCOPE OF WORK AND SPECIFICATIONS

Manager may waive the requirement for the insurer to be approved by the State of Georgia.

10. CONTRACT ADJUSTMENTS

- 10.1 Notwithstanding any provision herein to the contrary, the City reserves the right to modify at any time the nature, method, scope, frequency, or timing of the Service Provider's obligations under this Contract (Contract Adjustments) in whatever manner it determines to be reasonably necessary for the proper completion of the Service Provider's work hereunder. Both parties agree that, should any Contract Adjustments be made, the Service Provider's compensation will be adjusted accordingly, in such amount or amounts as will be mutually agreed to by means of good faith negotiation by the City and Service Provider and, to the extent possible, by reference to any unit costs already established in the Proposal. Without exception, all deletion or additions to the scope of work will be set forth in a written Amendment to this Contract.
- 10.2 Notwithstanding the foregoing, the City shall have the right to terminate this Contract herein should the Service Provider and the City fail to reach agreement on the adjusted compensation within thirty (30) days after the date of the Contract Adjustment.
- 10.3 Notwithstanding the foregoing, there shall be no upward adjustment of the compensation on account of any Contract Adjustment made necessary or appropriate as a result of the mismanagement, improper act, or other failure of the Service Provider, its employees, agents, or its subcontractors to properly perform its obligations and functions under this Contract.

11. DEFAULT AND TERMINATION

- 11.1 In the event that:
- 11.1.1 the Service Provider shall fail to keep, perform or observe any of the promises, covenants or agreements set forth in this Contract (provided that notice of the first failure shall have been given to the Service Provider, but whether or not the Service Provider shall have remedied any such failure); or
 - 11.1.2 the Service Provider shall fail to keep, perform or observe any promise, covenant, or agreement set forth in this Contract, and such failure shall continue for a period of more than five (5) days after delivery to the Service Provider of a written notice of such breach or default; or
 - 11.1.3 the Service Provider shall become insolvent, or shall take the benefit of any

EXHIBIT B

SCOPE OF WORK AND SPECIFICATIONS

present or future insolvency statute, or shall make a general assignment for the benefit of creditor, or file a voluntary petition in bankruptcy or a petition or answer seeking an arrangement for its reorganization, or the readjustment of its indebtedness under the Federal Bankruptcy laws, or under any other law or statute of the United States or any State thereof, or shall consent to the appointment of a receiver, trustee or liquidator of all or substantially all of its property; or

11.1.4 the Service Provider shall have a petition under any part of the Federal Bankruptcy laws, or an action under any present or future insolvency laws or statute filed against it, which petition is not dismissed within thirty (30) days after the filing thereof; or

11.1.5 there is any assignment by the Service Provider of this Contract or any of the Service Provider's rights and obligations hereunder for which the City has not consented in writing; or

11.1.6 the Service Provider shall default on any other agreement entered into by and between Service Provider and the City, then, in its discretion, the City shall have the right to terminate this Contract for default, which termination shall be effective upon delivery of written notice of such termination to the Service Provider. In the event that the City terminates this Contract for default, or the Service Provider abandons or wrongfully terminates the Contract, the Service Provider shall be paid for compensation earned to the date of termination or abandonment (but the City shall have the right to reduce by off-set any amounts owed to the Service Provider hereunder or under any other Contract or obligation by the amount of the City's damages and any amounts owed by the Service Provider to the City), but the Service Provider shall not be compensated for any profits earned or claimed after the receipt of the City's notice of termination by default or after abandonment or wrongful termination. The City's election to terminate or not to terminate this Contract in part or whole for the Service Provider's default shall in no way be construed to limit the City's right to pursue and exercise any other right or remedy available to it pursuant to the terms of the Contract or otherwise provided by law or equity.

11.2 Notwithstanding anything else herein contained, the City may terminate this Contract in whole or in part at any time for its convenience by giving the Service

EXHIBIT B

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Provider thirty (30) days written notice. In that event, the Service Provider shall proceed to complete any part of the work, as directed by the City, and shall settle all its claims and obligations under the Contract, as directed by the City. The Service Provider shall be compensated by the City in accordance with the provisions hereof, including in particular Section 2 of these General Conditions, provided, however, that in no event shall Service Provider be entitled to compensation for work not performed or for anticipatory profits. Service Provider shall justify its claims, as requested by the City, with accurate records and data.

- 11.3 Bankruptcy and Liquidation – In the event the Service Provider (1) makes an assignment for the benefit of creditors, or petition or apply to any tribunal for the appointment of a custodian, receiver, or trustee for all or a substantial part of its assets; (2) commences any proceeding under any bankruptcy, reorganization, arrangement, readjustment of debt, dissolution, or liquidation law or statute of any jurisdiction whether now or hereafter in effect; (3) has had any such petition or application filed or any such proceeding commenced against it in which an order for relief is entered or an adjudication or appointment is made, and which remains undismissed for a period of sixty(60) days or more; (4) takes any corporate action indicating its consent to, approval of, or acquiescence in any such petition, application, proceeding, or order for relief or the appointment of a custodian, receiver, or trustee for all or substantial part of its assets; or (5) permits any such custodianship, receivership, or trusteeship to continue undischarged for a period of sixty (60) days or more causing the Service Provider or any third party, including, without limitation, a trustee in bankruptcy, to be empowered under state or federal law to reject this Contract or any agreement supplementary hereto, the City shall have the following rights:

(i) In the event of rejection of this Contract or any agreement supplementary hereto, the City may elect to retain its rights under this Contract or any agreement supplementary hereto as provided in Section 365(n) of the Bankruptcy Code.

Upon written request of the City to, as applicable, the Service Provider or the bankruptcy trustee or receiver. The Service Provider or such bankruptcy trustee or receiver shall not interfere with the rights of the City as licensee as provided in

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this Contract or in any agreement supplementary hereto to obtain the Material(s) from the bankruptcy trustee and shall, if requested, cause a copy of such Material (s) to be available to the City.

- 12.** In the event of rejection of this Contract or any agreement supplementary hereto, the City may elect to retain its rights under this Contract or any agreement supplementary hereto as provided in the Bankruptcy Code without prejudice to any of its rights of setoff with respect to this Contract under the Bankruptcy Code or applicable non-bankruptcy law; or In the event of a rejection of this Contract or any agreement supplementary hereto, the City may retain its rights under this Contract or any agreement supplementary hereto as provided in the Bankruptcy Code without prejudice to any of its right under the Bankruptcy Code. CITY'S AUTHORIZED REPRESENTATIVE

During the term of this Contract, the City Manager designee may from time to time designate an individual to serve as the City's Authorized Representative (CAR) and an Assistant CAR designated to serve in that capacity in the absence of the CAR, who shall have such authority to act on the City's behalf as the City Manager may from time to time actually delegate to such person, but in no event shall the CAR have authority to modify or terminate this Contract, or make final decisions with respect to amendments, time extensions, assignments, cost or payment adjustments or payment disputes.

13. ASSIGNMENT

Neither this Contract nor any of the Service Provider's rights or obligations hereunder may be assigned by the Service Provider without the City's prior written consent, which consent may be granted or withheld at the City's sole discretion. Any transfer of this Contract by merger, consolidation or liquidation (unless the stock of the Service Provider is traded on a national stock exchange or in a generally recognized over the counter securities market) any change in ownership of a power to vote a majority of the outstanding voting stock or ownership interests of the Service Provider shall constitute an assignment of this Contract for purposes of this Section. In the event the Service Provider assigns or subcontracts or attempts to assign or subcontract any right or obligation arising under this Contract without City's prior written consent, the City shall be entitled to terminate this Contract pursuant to the provisions of Section 17 hereof.

14. NOTICES

- 14.1 Unless otherwise stated herein, all notices or other writings which the City is required or

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SCOPE OF WORK AND SPECIFICATIONS

permitted to give to the Service Provider may be hand delivered, mailed via U.S.

Certified Mail or sent next-day delivery by a nationally-recognized overnight delivery service to the Service Provider's address set forth in the Proposal. Any such notice shall be deemed to have been delivered upon actual delivery, or one (1) day following submission to a nationally-recognized overnight delivery service for next day delivery to the Service Provider, or three (3) days following submission to the Service Provider by U.S. Certified Mail.

- 14.2 Unless otherwise stated herein, all notices or other writings which the Service Provider is required or permitted to give to the City may be hand delivered to the City Manager, mail via U.S. Certified Mail. Or sent next-day delivery by a nationally-recognized overnight delivery service for next day delivery to City, or three (3) days following submission to the City by U.S. Certified Mail. Any such notice shall be sent to:

City of Stockbridge, GA

ATTN: City Manager

4640 N. Henry Blvd.

Stockbridge, GA 30281

Service Provider: **TSW**

1447 Peachtree Street NE, Suite 850

Atlanta, GA 30309

- 14.3 Either party may change its notice address by written notice to the other given as provided in this section.

15. NONDISCRIMINATION

- 15.1 During the performance of this Contract, the Service Provider, for itself, its assignees and successors in interest agrees as follows:

15.1.1 Compliance with Regulations. The Service Provider shall comply with the Law and Regulations as they may be amended from time to time (hereafter referred to as the "Regulations"), which are herein incorporated by reference and made a part of this Contract.

15.1.2 Nondiscrimination. The Service Provider, with regard to the work performed by it during the Contract, shall not discriminate on the grounds of race, color, or national origin in the selection and retention of any subcontractor, including procurement of materials and leases of equipment. The Service Provider shall not participate either directly or indirectly in the discrimination prohibited by the Regulations.

EXHIBIT B

SCOPE OF WORK AND SPECIFICATIONS

15.1.3 Solicitations for Subcontracts, Including Procurement of Materials and Equipment.

In all solicitations either by competitive proposing or negotiation made by the Service Provider for work to be performed under a subcontract, including procurement of materials or leases of equipment, each potential subcontractor or supplier shall be notified by the Service Provider of the Service Provider's obligations under this Contract and the Regulation relative to nondiscrimination on the grounds of race, color or national origin.

15.1.4 Information and Reports. The Service Provider shall provide all information and reports required by the Regulations or directives issued pursuant thereto and shall permit access to its books, records, accounts, other sources or information, and its facilities as may be determined by the City to be pertinent to ascertain compliance with such Regulations, orders and instructions, the Service Provider shall so certify to the City, as appropriate, and shall set forth what efforts it has made to obtain the information.

15.1.5 Sanctions for Noncompliance. In the event of the Service Provider's noncompliance with the nondiscrimination provisions of this Contract, the City shall impose such Contract Sanctions as it may determine to be appropriate, including but not limited to:

15.1.5.1 Withholding of payments to the Service Provider under the Contract until the Service Provider complies, and/or

15.1.5.2 Cancellation, termination or suspension of the Contract, in whole or in part.

15.1.6 Incorporation of Provisions, The Service Provider shall include the provisions of subsections 20.1.1 through 20.1.5 in every subcontract, including procurement of materials and leases of equipment, unless exempt by the Regulations or directives issued pursuant thereto. The Service Provider shall take such action with respect to any subcontract or procurement as the City may direct as a means of enforcing such provisions including sanctions for noncompliance. Provided, however, that in the event the Service Provider becomes involved in, or is threatened with, litigation with a subcontractor or supplier as a result of such direction, the Service Provider may request the City to enter into such litigation to protect the interest of the City and, in addition, the Service Provider may request the interest of the City and, in addition, the Service Provider may request the United States to enter into such litigation to protect the interests of the United States.

15.2 The Service Provider assures the City that it will comply with the pertinent statutes,

EXHIBIT B

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Executive Orders and such rules as are promulgated to assure that no person shall, on the grounds of race, creed, color, national origin sex, age, marital status, or handicap be excluded from participating in any activity conducted with or benefiting from Federal assistance. This provision shall bind the Service Provider from the period beginning with the initial solicitation through the completion of the Contract.

16. COPYING DOCUMENTS

The Service Provider hereby grants the City and its agent's permission to copy and distribute any and all materials and documents contained in, comprising, or which are otherwise submitted to the City with or in connection with the Service Provider's Proposal or which are contained in the Contract Documents (the "Submittals"). The permission granted by the Service Provider shall be on behalf of the Service Provider and any and all other parties who claim any rights to any of the materials or documents comprising the Submittals. Such permission specifically authorizes the City and its agents to make and distribute such copies of the Submittals or portions thereof as may be deemed necessary or appropriate by the City for its own internal purposes or for responding to requests for copies from any member of the public regardless of whether the request is specifically characterized as a public records request pursuant to Georgia Cod. This provision shall survive the expiration or termination of the Contract.

17. GENERAL PROVISIONS

- 17.1 The Contract Documents consist of the Contract, the Proposal Forms, the Instructions to Proposers, Request for Qualifications, all Addendum(s) issued prior to execution of this Contract, these General Conditions and Specifications. Together, these documents comprise the Contract and all the documents are fully a part of the Contract as if attached to the Contract or repeated herein. Precedence of the Contract Documents shall be as follows: (i) addendum(s) to the Contract Documents, (ii) the Contract, (iii) the General Conditions, (iv) the Scope of Work in Exhibit B, (v) the Request for Proposal, and (vii) the Proposal Form.
- 17.2 This Contract represents the entire agreement between the parties in relation to the subject matter hereof and supersedes all prior agreements and understandings between such parties relation to such subject matter, and there are no contemporaneous written or oral agreements, terms or representation made by any party other than those contained herein. No verbal or written representations shall be relied upon outside the Contract

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terms and amendments. Without exception, all deletions or additions to the scope of work will be set forth in a written amendment to this Contract. No amendment, modification, or waiver of this Contract, or any part thereof, shall be valid or effective unless in writing signed by the party or parties sought to be bound or charged therewith; and no waiver of any breach or condition of this Contract shall be deemed to be a waiver of any other subsequent breach or condition, whether of a like or different nature.

- 17.3 The Service Provider shall, during the term of this Contract, repair any damage caused to real or personal property of the City and/or its tenants, wherever situated, caused by the intentional, reckless, or negligent acts or omissions of the Service Provider's officers, agents, or employees, and any subcontractors and their officers, agents, or employees, or, at the option of the City, the Service Provider shall reimburse the City for the cost of repairs thereto and replacement thereof accomplished by or on behalf of the City.
- 17.4 The language of this Contract shall be construed according to its fair meaning, and not strictly for or against either the City or the Service Provider. This Contract shall be deemed to be made, construed and performed according to the laws of the State of Georgia. Any suit or proceeding initiated for the purpose of interpreting or enforcing any provision of this Contract or any matter in connection therewith shall be brought exclusively in a court of competent jurisdiction in Henry County, Georgia, and the Service Provider waives any venue objection, including, but not limited to, any objection that a suit has been brought in an inconvenient forum. The Service Provider agrees to submit to the jurisdiction of the Georgia courts and irrevocably agrees to acknowledge service of process when requested by the City.
- 17.5 The section headings herein are for the convenience of the City and the Service Provider and are not to be used to construe the intent of this Contract or any part hereof, or to modify, amplify, or aid in the interpretation or construction of any of the provisions hereof.
- 17.6 The use of any gender herein shall include all genders, and the use of any number shall be construed as the singular or the plural, all as the context may require.
- 17.7 The delay or failure of the City at any time to insist upon a performance of any of the terms, conditions and covenants herein shall not be deemed a waiver of that breach or any subsequent breach or default in the terms, conditions, or covenants of this Contract. The

EXHIBIT B

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Service Provider shall not be relieved of any obligation hereunder on account of its failure to perform by reason of any strike, lockout, or other labor disturbance.

- 17.8 If the City shall, without any fault, be made a party to any litigation commenced between the Service Provider and a third party arising out of the Service Provider's operations and activities at the premises, then the Service Provider shall pay all costs and reasonable attorney's fees incurred by or imposed upon the City in connection with such litigation for all trial and appellate proceedings. The City shall give prompt notice to the Service Provider of any claim or suit instituted against it by such third party. The provisions of this Section supplement and are not intended to be in lieu of the indemnification provisions of Section 5 hereof. The provisions of this Section shall survive the acceptance of the services and payment therefore, and the expiration or earlier termination of this Contract.
- 17.9 The City shall have the right to recover from the Service Provider all of the City's costs and expenses incurred in enforcing the provisions of this Contract including, but not limited to, (1) the cost of administrative investigation and enforcement (including, without limitation, audit fees and costs, attorneys' fees) and (2) the cost of any trial, appellate or bankruptcy proceeding (including, without limitation, investigation costs, audit fees and costs, attorney's fees, court costs, paralegal fees and expert witness fees). This provision shall survive the expiration or termination of the Contract. The Service Provider shall not during the term of the Contract knowingly hire or employ (on either a full-time or part-time basis) any employee of the City.
- 17.10 The Service Provider shall be required, during the term of the Contract at no additional cost to the City, to take such reasonable security precaution with respect to its operations at City Hall as the City in its discretion may from time to time prescribe. The Service Provider shall comply with all regulation, rules and policies of any governmental authority, including the City, relating to security issues.
- 17.11 The City may, but shall not be obligated to, cure, at any time, upon five (5) days written notice to the Service Provider (provided, however, that in any emergency situation to the City shall be required to give only such notice as is reasonable in light of all the circumstances), any default by the Service Provider under this Contract; whenever the City so cures a default by the Service Provider, all costs and expenses incurred by the

EXHIBIT B

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City in curing the default, including but not limited to, reasonable attorneys' fees, shall be paid by the Service Provider to the City on demand.

- 17.12 The City shall, in its discretion, be entitled to deduct from the compensation to which the Service Provider is otherwise entitled hereunder, an amount equal to any liabilities of the Service Provider to the City which are then outstanding. In the event that additional work beyond the scope of this Contract is requested by the City Manager and it results in any extra charges to the City, the Service Provider shall so advise the City in writing of the amount of the extra charges. The City is not required to pay any extra charges for additional work unless such work and the charges therefore have been approved in advance and have been confirmed in writing within twenty-four (24) hours by the City Manager, in his or her exclusive discretion.
- 17.13 The Service Provider is an independent Service Provider, and nothing contained herein shall be construed as making the Service Provider an employee, agent, partner or legal representative of the City for any purpose whatsoever. The Service Provider acknowledges that it does not have any authority to incur any obligations or responsibilities on behalf of the City and agrees not to hold itself out as having any such authority. Nothing contained in this Contract shall be construed to create a joint employer relationship between the City and the Service Provider with respect to any employee of the Service Provider or of its subcontractors.
- 17.14 The Service Provider and its subcontractors if any, shall maintain complete and accurate books and records in accordance with generally accepted accounting principles, consistently applied, and shall be in a form reasonable acceptable to the City Manager or designee. The Service Provider and its subcontractors shall account for all expenses of any nature related to transactions in connection with the Contract in a manner which segregates in detail those transaction from other transactions of the Service Provider and subcontractors, and which support the amounts reported and /or invoiced to the City. At a minimum, the Service Provider's and subcontractor's accounting for such expenses and transactions shall include such records in the form of electronic media compatible with or convertible to a format compatible with computers utilized by the City at its offices; a computer run hard copy; or legible microfilm or microfiche, together with access to the applicable reader. All such books and records and computerized accounting systems shall upon reasonable notice from the City be made available in Henry County, Georgia,

EXHIBIT B

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for inspection, examination, audit and copying by the City through and by its duly authorized representatives at any time for up to four (4) years after the year to which books and records pertain. Such inspection, examination, or audit may include, but is not limited to a review of the general input, processing and output controls of information systems, using read only access, for all computerized applications used to record financial transactions and information. The Service Provider and subcontractor shall freely lend its own assistance in a timely manner in making such inspection, examination, audit, or copying and, if such records are maintained in electronic and other machine-readable format, shall provide the City and/or its representative such assistance as may be required to allow complete access to such records. The City Manager may require the Service Provider and subcontractors to provide other records the City Manager, in his or her sole discretion, deems necessary to enable the City to perform an accurate inspection, examination or audit of expenses incurred in and transactions related to performance of this Contract. Such records shall be provided within thirty (30) days or request thereof. In the event that expenses incurred or reimbursed are found by such inspection, examination, or audit to have been overpaid, the Service Provider and its subcontractors agree that such amounts shall be payable to the City. If, prior to the expiration of the above-state four (4) year record retention period, any audit or investigation is commenced by the City, or any claim is made or litigation commenced relating to this Contract by the City, the Service Provider, or third party, the Service Provider shall continue to maintain all such records, and the City shall continue to have the right to inspect such records in the manner stated above, until the inspection, examination, audit, claim, or litigation is finally resolved (including the determination of any and all appeals or the expiration of time for an appeal). This provision shall survive the expiration or earlier termination of this Contract. In the event of any conflict between any provision of this Contract and generally accepted accounting principles or generally accepted auditing standards, the provisions of this Contract shall control even where this Contract references such provisions or standards. In particular, without limitation, the Service Provider and subcontractors shall maintain all records required under this Contract to the full extent required hereunder, even if some or all such records would not be required under such generally accepted accounting principles or auditing standards. If as a result of an inspection, examination or audit, it is established that

EXHIBIT B

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amounts are due from the Service Provider to the City, the Service Provider shall forthwith, upon written demand from the City, pay the City such amount, together with interest on the amount due at the rate of twelve (12%) percent per annum, or if less, the maximum rate of interest allowed by law, from the date such additional amounts were overpaid by the City. Further if such inspection, examination or audit establishes that the Service Provider has over billed such amounts for any Contract period by two (2%) percent or more, then the entire expense of such inspection, examination or audit shall be paid by the Service Provider.

- 17.15 The Service Provider and subcontractors shall prepare and provide the City with all detailed reports as required under the Contract on a timely basis. The City reserves the right to modify the reporting procedures or the form and content of any report as it deems necessary.
- 17.16 There are no third-party beneficiaries to this Contract, and nothing contained herein shall be construed to create such.
- 17.17 Consultant shall perform services in accordance with the schedules established in applicable task orders.
- 17.18 In computing any period of time established under this Contract, except as otherwise specified herein the word “days” when referring to a period of time is ten (10) days or less means business days, and when referring to a period of time that is more than ten (10) days means calendar days. The day of the event, from which the designated period of time begins to run shall not be included. A business day is any day other than Saturday, Sunday, or Federal, State of Georgia or City holidays.
- 17.19 The Service Provider agrees to perform all acts and execute all supplementary instruments or documents which may be reasonably necessary to carry out or complete the transaction(s) contemplated by this Contract.
- 17.20 The Service Provider and the City hereby mutually waive any claim against each other and their respective members, officials, officers, agents and employees for damages (including damages for loss of anticipated profits) caused by any suit or proceedings brought by either of them or by any third party directly or indirectly attacking the validity of this Contract or any part thereof, or any addendum or amendment hereto, or the manner in which this Contract was solicited, awarded or negotiated, or arising out of any judgment or award in any suit or proceeding declaring this Contract, or any

EXHIBIT B

SCOPE OF WORK AND SPECIFICATIONS

addendum or amendment hereto, null, void or voidable or delaying the same, or any part thereof, from being carried out.

18. GRATUITIES, REBATES, OR KICKBACKS.

- 18.1 GRATUITIES. It shall be unethical for any person to offer, give or agree to give any employee or official of the City or for any employee or official of the City to solicit, demand, accept from another person, a gratuity, rebate, loan, offer of employment or other services or property of value in connection with any decision, approval, disapproval, recommendation or preparation of any part of a program requirement or a purchase request including the content of any specification or procurement standard, rendering of advice, investigation, auditing or in any other advisory capacity in any particular matter, pertaining to any program requirement or a Contract or subcontract, or to any solicitation or proposal therefore in any manner inconsistent with the State of Georgia's Department of Administrative Services Gratuity Policy. Rebates normally or routinely offered to customers in the ordinary course of business for the purchase of goods and services are acceptable and are the property of the City.
- 18.2 KICKBACK AND REBATES. It shall be unethical for any payment, gratuity, or offer of employment to be made by or on behalf of a subcontractor to this Contract to the prime contract or higher tie subcontractor, or any person associated therewith, as an inducement for a subcontractor or order.

End of General Conditions.

EXHIBIT B
SCOPE OF WORK AND SPECIFICATIONS

1.1 BACKGROUND:

The City of Stockbridge is in the northern part of Henry County, Georgia, which was founded on May 15, 1821. Henry County has an area of approximately 331 square miles, located in the Piedmont Section of northern Georgia and surrounded by the counties of Butts, Clayton, DeKalb, Newton, Rockdale, and Spalding. Stockbridge, Georgia, is just minutes south of Atlanta, a straight drive down Interstate 75-South. The City has approximately 30,000 residents and has a referendum on the November 2022 ballot that could add an additional 6,600 residents.

1.2 SCOPE OF WORK:

I. Project Overview: The City of Stockbridge is seeking submissions from qualified agencies and/or firms who can provide:

- A. Comprehensive Housing, Demographic, and Market Analysis
- B. Urban Design and Creative Place-Making Studies with renderings
- C. Revitalization Plans (to include pursuit of Department of Community Affairs Funding Opportunities)
 - A. Economic & Workforce Development Planning
 - B. Greenways & Trails Planning (Connections)
 - C. Streetscape Analysis and Plans Recommendations
 - D. Arts & Culture Planning

Task orders may be issued as small, mid, or large projects based on the required level of effort.

The City anticipates that most Small Area Studies will not exceed \$50,000; however, final task order amounts will be determined based on scope and negotiated fee.

The City will specify the scale in each task order. See Exhibit 1, Small Area Plan (SAP) Criteria.

II. General: The work to be accomplished is in support of the Comprehensive Plan and Short-Term Work Plan

A. Land Use

- 1. New Development: Focus new development and density in existing activity centers, near transit stations, and high-capacity corridors.

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SCOPE OF WORK AND SPECIFICATIONS

2. Commercial Corridors: Encourage reinvestment or redevelopment of commercial corridors, including the introduction of residential or other new uses to these areas.
3. Single-Family Neighborhoods: Continue to protect existing, stable single-family neighborhoods, while identifying locations for appropriate infill development.
4. Density Transitions: Manage height and density transitions between densely developing areas and surrounding lower intensity residential neighborhoods.
5. Diverse Housing and Development: Encourage more diverse housing and development types to meet the changing needs of residents and communities.
6. Land Use and Economic Policies: Coordinate with the Stockbridge Economic Development Department and the Community Development Department to ensure economic development is informed by land use and development policies and that policies appropriately support economic development efforts.

B. Housing

1. Housing Variety and Choice: Focus new development and intensity in existing activity centers, near transit stations, and high-capacity corridors.
2. Workforce Housing: Encourage reinvestment or redevelopment of commercial corridors, including the introduction of residential or other new uses to these areas.
3. Senior and Independent Living: Continue to protect existing, stable single-family neighborhoods, while identifying locations for appropriate infill development.
4. Mixed Use Developments: Manage height and density transitions between densely developing areas and surrounding lower-density residential neighborhoods.
5. Multi-Family Housing: Encourage more diverse housing and development types to meet the changing needs of residents and communities.
6. Housing Strategy: Coordinate with the Community Development Department to ensure economic development is informed by land use and development policies and that policies appropriately support economic development efforts.
7. Fair Housing: During the rezoning process, prevent the occurrence of discrimination in housing on the basis of age, race, religion, gender, or national origin.
8. Code Compliance: Improve the enforcement of building codes and standards to improve housing conditions within aging multi-family housing developments.

C. Natural Resources & Sustainability

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1. Preservation: Encourage the preservation of the City's limited remaining open space, farmland, natural, and critical environmental areas.
2. Environmental Sensitivity: Protect environmentally sensitive areas, including wetlands, floodplains, water supply watersheds, and stream corridors.
3. Develop more Neighborhood Parks: Increase the number of parks within neighborhoods that are easily accessible to nearby residents.
4. Acquisition of Open Space: Continue coordination with Recreation, Parks & Cultural Affairs to facilitate open-space acquisition and expansion
5. Sustainable Zoning: Utilize zoning tools and techniques that preserve open space, natural resources and the environment, and address resiliency.
6. Private Partnerships: Partner with non-governmental organizations to acquire and protect land.
7. Sustainable and Conservation Development: Promote development that incorporates sustainable practices and conserves critical environmental areas.
8. Stormwater Management: Encourage techniques to reduce storm water runoff and other drainage issues as part of development activities.
9. Education: Educate the development community and the public on strategies and solutions for addressing water and sewer capacity concerns within the City.
10. Vision: Develop a unified vision and strategy for sustainability related initiatives within City of Stockbridge.

D. Economic Development

1. Coordinate Regulatory Processes: Match land use regulations to economic development vision and continue to build a more predictable and consistent review and approval processes.
2. Support Existing Businesses: Engage and support more existing businesses and use incentives to support existing industry clusters and prime locations to create new ones.
3. Foster Business Development: Create a supportive environment to foster start-up businesses.
4. Target Industries: Create specific incentives for target industries and implement a proactive target industry recruitment effort. Increase efforts to develop international business opportunities.

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5. Invest in Infrastructure: Continue implementing existing infrastructure strategies
6. Create Development Plans: Formalize economic development concepts for each employment center and clearly define implementation roles for all parties.

E. Transportation

1. Provide Transportation Options through Connectivity Across Modes: Improve travel for all users by increasing connections across roadways, transit, bicycle, and pedestrian modes.
2. Promote Equity: Prioritize improvements that increase transportation access to all parts of the City, especially communities where lack of transportation options creates substantial barriers.
3. Improve Safety: Provide safe travel by users across all modes of transportation.
4. Enable Healthy Communities and Improve Quality of Life: Leverage transportation infrastructure to encourage an active lifestyle and overall improved quality of life.
5. Respect/Improve City of Stockbridge's Character: Implement transportation projects that improve mobility while taking into consideration local community context.
6. Increase Access to Jobs and Education: Prioritize transportation investments that allow workers and students to more easily access these key destinations.
7. Better Accommodate the Movement of Goods: Implement transportation projects that improve freight in the City either by truck or by rail.
8. Improve Maintenance: Ensure the long-term care for existing infrastructure including paving roads and repairing bridges and signal systems.
9. Increase Funding for Improvements: Pursue new local revenue sources that will allow the City to implement additional transportation projects.
10. Encourage Economic Development: Leverage transportation projects that help to encourage revitalization and new development throughout the City.
11. Practice Fiscal Responsibility in Transportation Investments: Prioritize transportation projects that can be implemented in a reasonable timeframe and provide a strong return on investment.

F. Equity

1. Aging Population: Support the aging population by creating more opportunities for residents to age-in-place through the addition of senior housing and coordinated services and programs.

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2. Immigrant and refugee Community Inclusion: Establish a committee or working group focused on communicating with and including immigrant and refugee communities in planning and decision making in their community.
3. Poverty: Work with community-based organizations and non-profits to address issues around poverty, educational attainment, and other issues facing disadvantaged communities.
4. Low Broadband Coverage Areas: The Georgia Broadband Deployment Initiative has identified low or no coverage areas within the city. The City of Stockbridge will develop partnerships to address these areas.
5. Broadband Service Areas: Identify Unserved Locations within Service Areas and target them through collaboration with governments, educational/institutional entities, and private sector partners.

G. Arts, Culture, & Historic Resources

1. Historic Preservation: Preserve and protect the historic character of the City including historically, culturally, or architecturally significant sites.
2. Development: Maintain the character of historic areas while accommodating new residential development.
3. Analysis: Complete a city -wide Historic Resource Survey
4. Historical Sites: Identify additional historically significant sites and institute “formal protection” through the adoption of local historic designation and ordinances.
5. Zoning: Establish new and enforce ordinances to protect historic areas.
6. Open Space and Agricultural Preservation: Encourage the preservation of the few remaining rural areas, forested areas, and agricultural structures or sites within the City.
7. Cultural Events: Establish programs and events that celebrate unique cultures found in Stockbridge. Identify community organizations to partner with on these programs or events.
8. Arts Support: Develop a strategy to better coordinate arts related initiatives and support local artists and arts organizations within Stockbridge.

H. Community Health, Wellness, & Safety

1. Food Access: Work with public, private and non-profit partners to address challenges related to access to healthy foods within some areas of Stockbridge.

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2. **Quality of Life:** Improve quality of life by increasing the number of sidewalks and trails that connect homes to regional trail networks, nearby businesses, schools, parks and other community services and amenities.
3. **Active Living:** Create communities designed to encourage active living and healthy lifestyles.
4. **Crime and Safety:** Work across departments, with public safety partners and local community organizations to address safety issues including adequate pedestrian facilities and lighting, cut-through and speeding in residential areas, and within area of high crime.
5. **Code Enforcement:** Enforce existing building codes and other ordinances to address safety issues related to dilapidated or abandoned structures and illegal dumping.

I. Coordination & Communication

1. **City-County Coordination:** Encourage better communication and coordination between County and City staff around issues related to land use, transportation, and other relevant issues.
2. **Joint Planning:** Consider joint planning initiatives with municipalities to adequately plan for and coordinate land use, development, transportation, and other relevant initiatives.
3. **School-City Coordination:** Encourage better communication and coordination between Henry County School District and City of Stockbridge staff around issues related to land use and transportation near schools and other HCSD owned land.
4. **Education:** Identify opportunities or programs to educate City residents and stakeholders on planning and development related priorities and issues and current demographic, market, or development trends on an ongoing basis.
5. **Outreach and Involvement:** Identify opportunities and events to involve the general public in current planning initiative.

III. Area covered: All necessary services provided in this contract will support the Comprehensive Plan and Short-Term Work Program for City of Stockbridge. Some efforts require intergovernmental coordination.

IV. Goal: To address specific land use and development issues at a finer level of detail. These plans support the general vision, policies, and goals of the community, but allow for a greater degree of detail in guiding development. They may have their own sets of specific policies

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to shape development, and can include elements such as design guidelines, standards for transitions in development intensities and uses, additional standards for mixed use, investments in infrastructure, connectivity, and greater opportunities for input and control from local residents and businesses. Small Area Plans can take a variety of forms, such as Livable Center Initiatives (LCIs), Master Active Living Plans (MALPs), Corridor Plans, or Transit Oriented Development plans, and are the primary tool by which the City intends to shape development. **Work Tasks:** The Small Area Plans Program will include an assessment analyzing the existing conditions that impact the specified area within City of Stockbridge. The Plan should include regulatory, policy, and capital investment recommendations designed to achieve stated goals and strategies arrived upon by completing the following tasks:

A. Task 1 – Assessment and Analysis

Contractor will perform a model-based review of the identified issue(s) and population impacted. This analysis may require the inclusion of the same itemized analysis of city(s) within City of Stockbridge, Georgia for comparison and contrast purposes.

B. Task 2 – Community Participation Process

1. Contractor will conduct an outreach process that promotes the involvement of all citizen and stakeholder groups in City of Stockbridge. This can be a mixture of virtual and in-person meetings.

C. Task 3 – Recommendations and Action Plan Report

1. Contractor will prepare a Plan document that includes an Assessment, documentation of the Public Involvement Process, and Recommendations Section that includes an Action Plan. Elements shall include:
 - a. Recommendations
 - b. Overall Implementation Strategy
 - c. Five-year Action Plan
 - d. Evaluation Strategy (used to monitor the plan implementation)

D. Task 4 – Prepare Project Deliverables

- (a) Deliverables:
- a. The plan process and methodology
 - b. Documentation of the community participation process
 - c. Maps, graphics, and relevant illustrations

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- d. Housing Recommendations
- e. Overall Implementation Strategy
- f. Five-year Action Plan
- g. Evaluation Strategy
- (b) Format of Deliverables:
 - a. InDesign and PDF files of Final Report and all appendices
 - b. The Five-Year Action Plan Template in Excel format
 - c. All electronic files in their original formats with supporting graphics and GIS Shapefiles.

EXHIBIT B
SCOPE OF WORK AND SPECIFICATIONS

ATTACHMENT A

EXHIBIT 1

Small Area Plan (SAP) Criteria

SAP Project Scale & Target Elements with Definitions

Small Micro – SAP (up to \$20k)

- **SWOT Analysis** – Evaluates strengths, weaknesses, opportunities, and threats in the study area to establish a baseline understanding.
- **Public Outreach Meetings** – Structured sessions (virtual or in-person) where residents and stakeholders provide input and learn about the plan.
 - **Stakeholder Development (Advocacy)** – Identification and engagement of key local advocates (businesses, neighborhood leaders, civic groups) to support the plan.
 - **Public Engagement** – Broader tools (surveys, pop-ups, online platforms) used to capture feedback from the wider community, especially underrepresented voices.

Mid-Micro (\$20K-\$50K)

- **SWOT Analysis** – Baseline analysis of strengths, weaknesses, opportunities, and threats to guide plan priorities.
- **Public Outreach Meetings** – Community conversations with residents, business owners, and institutions to shape plan direction.
- **Stakeholder Development (Advocacy)** – Formation of stakeholder or advisory committees to champion the plan and sustain momentum.
- **Public Engagement** – Expanded outreach (focus groups, online mapping, targeted outreach to youth/seniors) for diverse representation.
- **High-Level Recommendations** – Strategic guidance highlighting priority investments, policy shifts, or design concepts without requiring technical detail.
- **Implementation Plan & Action Matrix (Required)** – Outlines specific steps, responsible parties, estimated costs, and timelines for executing recommendations, including identification of potential partnerships.

Large Micro-SAP (\$50-\$75K)

- **Existing Conditions / Needs Assessment** – Comprehensive review of demographics, infrastructure, land use, and market conditions to establish a fact base.

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- **Public Engagement** – Multi-tiered process (workshops, interviews, open houses, digital platforms) designed to validate findings and refine strategies.
- **Market Analysis** – Study of local economic conditions, real estate demand, development trends, and opportunities for investment.
- **Transportation Recommendations** – Strategies for improving safety, multimodal access, connectivity, and infrastructure upgrades.
- **Housing Recommendations** – Policies and programs to support affordability, housing diversity, density, and alignment with market demand.
- **Land Use & Zoning Recommendations** – Guidance on zoning code amendments, land use patterns, height/density regulations, and design standards needed to achieve plan goals.
- **Economic Development Recommendations** – Approaches to attract investment, revitalize corridors, support local businesses, and align workforce development with growth opportunities.
- **Implementation Plan & Action Matrix (Required)** – A detailed roadmap for execution, including estimated budgets, phasing timelines, funding sources, and public/private partnership opportunities.

End of Exhibit B.



City of Stockbridge

AGENDA ITEM

MEETING DATE

July 28, 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 Council for consideration of moving our Financial System into Cloud Based as our current version Encode 10 is outdated with little or no updates to the system.

BACKGROUND INFORMATION:

Our current Encode version is not capable to handle updates to the system, we are several versions behind where we are supposed to be. Storage in the cloud will bring us closer to where we ought to be and also receive all the updates taking place.

APPROVALS: CITY MANAGER

CITY TREASURER Frank S. Milazi

CITY ATTORNEY

GRANTS ADMIN.

☒ FINANCIAL IMPACT ☐ N/A

AMOUNT \$

\$30,683.00

ATTACHMENTS:

☐

ITEM/PROJECT/EVENT:

BACKGROUND INFORMATION:

STAFF RECOMMENDATION:

Staff Signature _____

REDACTED PURSUANT TO
O.C.G.A. § 50-18-72(a)(25)

CITY OF STOCKBRIDGE, GA

CONSIDERATION TO CONVERT TO SAAS (SOFTWARE AS A SERVICE) FROM ON PREMISE ENVIRONMENT

CURRENT INVESTMENT VS FUTURE INVESTMENT

	Current On Premise Maintenance	Cloud	Cancelling	CLOUD (after cancellations)	NOTES
Core Financials (GL, AP, Budgeting)	11,875.31	19,754.00			
Purchasing	2,058.82	3,706.00			
Fixed Assets	880.71	1,585.00			
Fixed Assets Scanning Interface	1,111.28	2,000.00	2,000.00		
Inventory Control	1,383.98	2,491.00			
Accounts Receivable	1,383.79	2,491.00			
Project Accounting	1,349.00	2,428.00			
Human Resources Management (Includes Payroll & Position Budgeting)	8,436.03	15,185.00			
Employee Access Pro (Employee Self Service)	-	-			
Electronic Time Clock Interface (for Kronos)	1,104.09	1,987.00			
Utility Billing Water/Gas	6,793.77	12,229.00			
Third-Party Printing Interface	2,287.58	4,118.00			
Additional Handheld Meter-Reader Interface	1,372.55	2,471.00	2,471.00		
Additional Handheld Meter-Reader Interface	1,075.42	1,936.00	1,936.00		
Additional Handheld Meter-Reader Interface	1,667.63	3,002.00			
Meter Data Sync with Scheduler	1,433.91	2,581.00			
Utility Payment Import Interface	625.00	1,125.00			
Cashiering	2,287.58	4,118.00			
Work Orders	2,287.58	4,118.00	4,118.00		
Business License	1,258.17	2,265.00	2,265.00		
Content Manager Core	3,888.89	7,000.00			
Cashiering for Parks & Recreation	375.00	675.00			
Parks & Recreation	1,430.00	2,574.00			
	\$ 56,366	\$ 99,839	\$ 12,790	\$ 87,049	\$ 30,683 Increase

REDACTED PURSUANT TO
O.C.G.A. § 50-18-72(a)(25)

BUSINESS CONTINUITY (DISASTER RECOVERY)

- Protects critical city data and systems
- Data backed up in secure, mirrored locations
- Rapid recovery from disasters or cyberattacks
- Minimizes downtime, productivity loss, and citizen disruption

EFFICIENT COLLABORATION

- Easy communication and data sharing
- Access files and conversations across locations
- Secure sharing with auditors and partners
- AP Automation Capture with Disbursements



FLEXIBILITY

- Enhances remote and hybrid work
- Ensures uninterrupted payroll and billing
- Access data anytime, anywhere, on any device
- AP Automation Disbursements – Expedited Payments to Vendors; PayPal, Venmo, ACH, and physical checks
- Notifications for Utilities – Call & Text



MOBILITY

- Mobile access to city data
- Real-time updates for staff and citizens
- Simplified data storage and retrieval



REDUCED IT COSTS

- Lower hardware and infrastructure costs
- Reduced staffing and energy expenses
- Extended hardware replacement cycles



SCALABILITY

- Easily scale services up or down
- No need for expensive temporary upgrades
- Saves time and IT resources



SECURITY

- Fraud, Risk & Compliance – Included with AP Automation Capture with Disbursements
- Multi-level authentication and access controls
- Geographically diverse mirrored servers
- Dynamic encryption and best practices



COMPETITIVE ADVANTAGE

- Supports operational efficiency and ROI
- Helps attract next-generation talent
- Enables uninterrupted operations during outages
- Positions cities ahead of peers with modern technology

