



**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