

DATE: January 24, 2024

TO: Mayor Anthony Ford, City of Stockbridge
ATTN TO: Ryan Anderson, Executive Assistant, City of Stockbridge
FROM: Mike Alexander, COO, Atlanta Regional Commission

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal not addressed by the Commission's regional plans and policies.

Name of Proposal: 2023 City of Stockbridge Annual CIE Update

Description: A regional review of the draft 2023 City of Stockbridge Annual CIE Update.

Submitting Local Government: City of Stockbridge

Action Under Consideration: Approval

Date Opened: January 24, 2024

Deadline for Comments: February 14, 2024

THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ATLANTA REGIONAL COMMISSION
GEORGIA DEPARTMENT OF TRANSPORTATION
GEORGIA ENVIRONMENTAL FINANCE AUTHORITY
CITY OF MORROW
CITY OF LAKE CITY

GEORGIA DEPARTMENT OF NATURAL RESOURCE
GEORGIA REGIONAL TRANSPORTATION AUTHORITY
CITY OF McDONOUGH
CITY OF JONESBORO
HENRY COUNTY

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA SOIL AND WATER CONSERVATION COMMISSION
CITY OF LOVEJOY
CITY OF FOREST PARK
CLAYTON COUNTY

Review information is attached.

Please submit comments to dshockey@atlantaregional.org. For questions, please contact ARC Plan Review Manager Donald Shockey at dshockey@atlantaregional.org or 470-378-1531. If no comments are received by **February 14, 2024**, ARC will assume your agency has no input on the subject plan. The ARC review website is located at <https://atlantaregional.org/community-development/comprehensive-planning/plan-reviews/>

STATE OF GEORGIA
HENRY COUNTY
CITY OF STOCKBRIDGE

RESOLUTION NO. R23-1629

**A RESOLUTION APPROVING THE TRANSMITTAL OF THE CITY
OF STOCKBRIDGE 2024-2028 SHORT TERM WORK PROGRAM AND
CAPITAL IMPROVEMENTS ELEMENT (CIE).**

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, there are certain minimum standards for the Short-Term Work Program/Capital Improvement Element plan; and;

WHEREAS, the City is mandated to conduct a public hearing on such a plan, a public hearing was duly held on November 13, 2023, ensuring compliance with this requirement; and,

WHEREAS, the City is eager to forward its 2024-2028 Short-Term Work Program and Capital Improvement Plan, a strategic framework for urban and community development, to the Georgia Department of Community Affairs and the Atlanta Regional Commission for their review and collaboration; and,

WHEREAS, the Department of Community Affairs and Atlanta Regional Commission will review such plan within the next 30 days and provide feedback to the City on the plan.

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

SECTION 1. Approval of Transmittal - The City Council has formally ratified the 2024-2028 Short-Term Work Program and Capital Improvement Plan. This comprehensive plan has been meticulously structured and is now sanctioned for submission to both the Georgia Department of Community Affairs and the Atlanta Regional Commission. Detailed in *Exhibit "A"*, which is attached hereto and incorporated herein by reference, the plan outlines the strategic initiatives and capital investment projects slated for the next five years, reflecting the City of Stockbridge's commitment to sustainable growth and community development.

SECTION 2. Severability- To the extent any portion of this Resolution is declared to be invalid, unenforceable, or non-binding, that shall not affect the remaining portions of this Resolution.


SECTION 3. Repeal of Conflicting Provisions - All City Resolutions inconsistent with

this Resolution are hereby repealed.

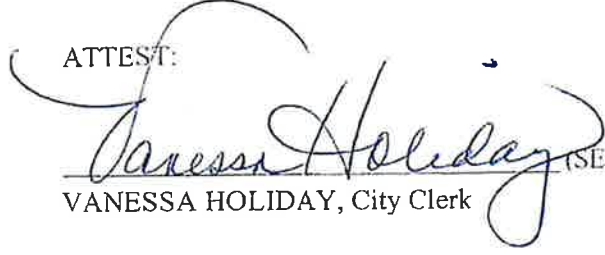
SECTION 4. Effective Date. This resolution shall become effective immediately upon its adoption by the City Council of the City of Stockbridge as provided in the City Charter.

SECTION 5. Attorney Authorization. The City Attorney, backed by the City's charter and with the explicit endorsement of the City Council, is authorized to make necessary amendments to contracts, ordinances, resolutions, and documents to align them with the intent of the City Council and ensure compliance with all pertinent city laws and regulations.

SO RESOLVED this 13th day of November 2023


ANTHONY S. FORD, Mayor

ATTEST:

 (SEAL)
VANESSA HOLIDAY, City Clerk

APPROVED AS TO FORM:


QUINTON G. WASHINGTON, City Attorney



City of Stockbridge

4640 North Henry Blvd. • Stockbridge, GA 30281
City Hall: (770) 389-7900 • Fax: (770) 389-7912

November 13, 2023

Mr. Andrew Smith, Principal Planner
Atlanta Regional Commission
229 Peachtree St. NE STE 100
Atlanta, GA 30303

RE: Transmittal of City of Stockbridge 2023-2027 Short Term Work Program & Capital Improvement Element Update to the Atlanta Regional Commission & Dept. of Community Affairs

Dear Mr. Smith,

The City of Stockbridge has completed an update of its comprehensive plan and is submitting it with this letter for review by the Atlanta Regional Commission and the Department of Community Affairs.

I certify that we have held the required public hearings and have involved the public in development of the plan in a manner appropriate to our community's dynamics and resources. Evidence of this has been included with our submittal.

I certify that the appropriate staff and decision-makers have reviewed both the Regional Water Plan covering our area and the Rules for Environmental Planning Criteria (O.C.G.A. 12-2-8) and taken them into consideration in formulating our plan.

If you have any questions concerning our submittal, please contact Ryan Anderson, Chief Planner at 678-833-3340 and randerson@cityofstockbridge-ga.gov.

Best regards,

Mayor Anthony Ford
Stockbridge City Council
aford@cityofstockbridge-ga.gov

cc: Frederick Gardiner, City Manager
Vanessa Holiday, City Clerk
Ryan Anderson Chief Planner-Community Development



Where Community Connects

Short-Term Work Program & CIE Update 2024-2028 CITY OF STOCKBRIDGE, GEORGIA

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CAPITAL IMPROVEMENT ELEMENT	Pages 6-8



Community Facilities						
Item	Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status
	Splash Pad/Park Design-Construction	2015-2026	Community Development	\$1,300,000	General Fund	In Progress
2	Stockbridge Electric Vehicle Station @ Amphitheater	2022-2024	Community Development	\$75,000	GA Power General Fund	In Progress
3	Monument Sign (City Hall Fountain)	2018-2026	Community Development	\$152,000	General Fund	Concept Plan Process
4	Multi-Purpose Facility (Youth/Senior)	2018-2026	Community Development	\$8,000,000	General Fund/Bond Financing	Concept Plan Process
5	Cultural Arts Center	2018-2026	Community Development	\$18,000,000	Bond Financing/SPLOST V	Concept & Development Plan Process
6	Water supply source development	2015-2025	Public Works	\$102,900	SPLOST 111, IV	2 wells drilled, did not supply sufficient water, and were abandoned.
7	GIS - Infrastructure inventory and detailed maoolina	2016-2025	Public Works	\$50,000	SPLOST IV	In Progress
8	Sewer - infiltration and inflow study	2016-2026	Public Works	\$1,500,000	SPLOST IV	In Progress
Subtotal				\$29,179,900		



Economic Development

Item	Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status
1	Create a Citywide Marketing Plan (Rebranding)	2016-2026	Economic Development	\$75,000	Hotel/ Motel	On-going
2	Establish Stockbridge Assoc. of Businesses	2017-2026	Economic Development	\$20,000	General Fund	In Progress
3	Create Economic Development Marketing Plan	2017-2026	Economic Development	\$100,000	Hotel/ Motel	In Progress
4	Opportunity Zone Designation Study	2017-2026	Economic Development	\$25,000	General Fund	In Progress
Subtotal				\$220,000		

Land Use

Item	Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status
1	Trail Study Implementation	2016-2025	Community Development	\$1,000,000	Bond Financing/ SPLOSTV	In Progress
2	Comprehensive Plan 5-Year Update	2022-2025	Community Development	\$100,000	General Fund	In Progress
3	Overlay District Designation	2018-2025	Community Development	\$75,000	General Fund	Complete
4	LCI Implementation & Update - Supplemental Study	2018-2025	Community Development	\$150,000	General Fund	Scope Development
5	Park Plan Development (passive, active, pocket) city-wide (south, west, east, north)	2018-2025	Community Development	\$100,000	SPLOSTV	Scope Development
6	Update of Sign Ordinance	2019-2025	Community Development	\$100,000	General Fund	Complete
Subtotal				\$1,525,000		



Transportation						
Item	Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status
1	Roadway Construction Projects/Engineering and ROW Acquisition	2016-2026	Public Works	\$3,000,000	SPLOST IV	In Progress
2	Sidewalk - repair and reconstruction	2015-2026	Public Works	\$500,000	SPLOST IV	On-going
3	Road Improvements for City Project and streets	2018-2026	Public Works	\$5,000,000	SPLOST V	Concept Plan Process
4	Infrastructure Improvements for city projects	2018-2026	Public Works	\$7,000,000	SPLOST V	Concept Plan Process
6	Downtown Pedestrian & Bicycle Connectivity Concept Study	2022-2023	Community Development	\$125,000	ARC Grant & General Funds	RFP process underway
Subtotal				\$15,625,000		



Completed Projects						
Item	Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status
1	Update City Unified Development Codes	2018-2025	Community Development	\$100,000	General Fund	Complete
2	Update of Sign Ordinance	2019-2025	Community Development	\$100,000	General Fund	Complete
3	Public Works Facility	2018-2026	Public Works	\$3,000,000	SPLOST IV	Complete
4	Amphitheater	2018-2026	Community Development	\$23,085,254	Fund Balance/Bond Financing/SPLOST IV	Complete
5	Overlay District Designation	2018-2025	Community Development	\$75,000	General Fund	Complete
6	Wastewater Heads Work, Phase 2	2018-2025	Public Works	\$3,232,367.00	SPLOST III/Sewer Fund/ Impact Fees	Complete
7	SCADA Replacement	2018-2025	Public Works	\$721,977.00	SPLOST III	Complete
8	Waste Water Treatment Plant Upgrade	2018-2025	Public Works	\$1,414,000	SPLOST IV	Complete
9	Wastewater Treatment Plant Upgrade Plans/Engineering	2015-2025	Public Works	\$5,858,344	SPLOST 111, IV	Complete
10	Sewer reconstruction & Pump Station replacement	2015-2025	Public Works	\$1,350,000	SPLOST IV	Complete
11	Water main and service line replacement	2016-2024	Public Works	\$276,000	Water Fund/ Impact Fees/ SPLOST IV	Complete
12	Wastewater Treatment Plant Upgrade Plans/Engineering	2015-2025	Public Works	\$5,858,344	SPLOST 111, IV	Complete
13	Davis Road from Shields Road to Highway 42 (Sidewalks and Streetscape)	2015-2024	Public Works	\$605,725	SPLOST, TE General Fund	Complete
Subtotal				\$45,677,011		



CIP EXPENDITURES SUMMARY BY PROJECT
FUND - 353

Projects:

	Estimated Project Cost	Amount Anticipated To Be Used In	Balance To Be Carried Over To		
	FY2023	FY2023	FY2024	FY2024	FY2025
Water Project Improvements	\$ 503,820	\$ 211,320	\$ 292,500	\$ 292,500	\$ -
Sewer Project Improvements	\$ 1,500,000	\$ 385,350	\$ 1,114,650	\$ 1,114,650	\$ -
Storm Water Project Improvements	\$ -	\$ -	\$ 2,000,000	\$ 400,000	\$ 400,000
Alleyway Project	\$ 350,000	\$ -	\$ 350,000	\$ 175,000	\$ 175,000
Court Renovation	\$ 94,736	\$ -	\$ 94,736	\$ 94,736	\$ -
Cultural Art Center	\$ 34,000,000	\$ -	\$ 32,000,000	\$ 5,400,000	\$ 6,575,000
Multi-Purpose Facility/Senior and Youth Center	\$ 10,000,000	\$ -	\$ 10,000,000	\$ 1,252,608	\$ 2,130,598
TSCC Renovation Project	\$ 31,340	\$ 31,340	\$ -	\$ -	\$ -
Park and Trail Projects	\$ 2,000,000	\$ 218,166	\$ 1,781,834	\$ 356,367	\$ 356,367
Wayfinding Project	\$ 573,104	\$ 22,000	\$ 551,104	\$ 551,104	\$ -
Road Improvement	\$ 4,500,000	\$ 599,793	\$ 3,900,207	\$ 780,041	\$ 780,041
Infrastructure Improvement	\$ 3,500,000	\$ 553,500	\$ 2,946,500	\$ 589,300	\$ 589,300

Total Proposed Expenditures \$ 57,053,000 \$ 2,021,469 \$ 55,031,531 \$ 11,006,306 \$ 11,006,306

Funding Type	Amount				
	Final Adopted FY2023	Anticipated To Be Used In FY2023	Balance To Be Carried Over To FY2024	FY2024	FY2025
General Fund	\$ 3,320,511	\$ 100,000	\$ 2,220,511	\$ 444,102	\$ 444,102
CIP Bond	\$ 30,629,523	\$ 1,000,000	\$ 29,629,523	\$ 5,925,905	\$ 5,925,905
Future SPLOST	\$ 20,434,912	\$ 500,000	\$ 19,934,912	\$ 3,986,982	\$ 3,986,982
SPLOST IV	\$ 2,668,054	\$ 421,469	\$ 2,246,585	\$ 449,317	\$ 449,317
Grants	\$ -	\$ -	\$ 1,000,000	\$ 200,000	\$ 200,000
Sale of Land	\$ -	\$ -	\$ -	\$ -	\$ -

Total Proposed Funding Sources \$ 57,053,000 \$ 2,021,469 \$ 55,031,531 \$ 11,006,306 \$ 11,006,306

Surplus (Deficit) 0 0 (0) (0) 0



Projected Five Year

FY2026	FY2027	FY2028	Total	Funding Source
\$ -	\$ -	\$ -	292,500	SPLOST/Grants
\$ -	\$ -	\$ -	1,114,650	SPLOST/Grants
\$ 400,000	\$ 400,000	\$ 400,000	2,000,000	SPLOST
\$ -	\$ -	\$ -	350,000	Fund Balance/SPLOST V
			94,736	General Fund
\$ 6,675,000	\$ 6,675,000	\$ 6,675,000	32,000,000	Bonds/SPLOST
\$ 2,205,598	\$ 2,205,598	\$ 2,205,598	10,000,000	Bonds/SPLOST
			-	General Fund/Hotel Motel
\$ 356,367	\$ 356,367	\$ 356,367	1,781,835	SPLOST/SPLOST
			551,104	ARPA
\$ 780,041	\$ 780,041	\$ 780,041	3,900,205	TSPLOST
\$ 589,300	\$ 589,300	\$ 589,300	2,946,500	SPLOST/SPLOST
\$ 11,006,306	\$ 11,006,306	\$ 11,006,306	55,031,530	

Projected Five Year

FY2026	FY2027	FY2028	Total
\$ 444,102	\$ 444,102	\$ 444,102	2,220,510
\$ 5,925,905	\$ 5,925,905	\$ 5,925,905	29,629,525
\$ 3,986,982	\$ 3,986,982	\$ 3,986,982	19,934,910
\$ 449,317	\$ 449,317	\$ 449,317	2,246,585
\$ 200,000	\$ 200,000	\$ 200,000	1,000,000
\$ -	\$ -	\$ -	-
\$ 11,006,306	\$ 11,006,306	\$ 11,006,306	55,031,530
0	0	0	(b)



ANNUAL FINANCIAL REPORT FOR 2024
City of Stockbridge

2024 Item #	Public Facility Type	Water Supply		Wastewater	TOTAL
1	Service Area	City-Wide	City-Wide	City-Wide	
2	Beginning Impact Fee Fund Balance	\$217,491	\$291,396	\$508,887	
3	Impact Fees Collected	\$60,000	\$68,000	\$128,000	
4	Accrued Interest	\$0	\$0	\$0	
5	Project Expenditures	0	0	\$0	
6	Administrative Costs	0	0	\$0	
7	Impact Fee Refunds	0	0	\$0	
8	Ending Impact Fee Fund Balance	\$277,491	\$359,396	\$636,887	
9	Impact Fees Encumbered	\$277,491	\$359,396	\$636,887	