

DATE: October 21, 2024

TO: Mayor Anthony Ford, City of Stockbridge
ATTN TO: Zenovia Pearson, Community Development 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: City of Stockbridge Annual CIE Update

Description: A regional review of the draft 2024 City of Stockbridge Annual CIE Update.

Submitting Local Government: City of Stockbridge

Action Under Consideration: Approval

Date Opened: October 21, 2024

Deadline for Comments: November 11, 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

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

GEORGIA DEPARTMENT OF COMMUNITY AFFAIRS
GEORGIA SOIL AND WATER CONSERVATION COMMISSION
CLAYTON COUNTY
CITY OF McDONOUGH

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 **Monday, November 11, 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.

R24-1743

A RESOLUTION AUTHORIZING THE MAYOR TO TRANSMIT THE CITY OF STOCKBRIDGE 2025-2029 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 required to hold a public hearing on such a plan; and

WHEREAS, the City would like to transmit its 2025-2029 Short-Term Work Program/Capital Improvement plan to the Georgia Department of Community Affairs and Atlanta Regional Commission; 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 approves the transmittal of the 2025-2029 Short-Term Work Program/Capital Improvement plan to the Georgia Department of Community Affairs and Atlanta Regional Commission as described in Exhibit A.

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.

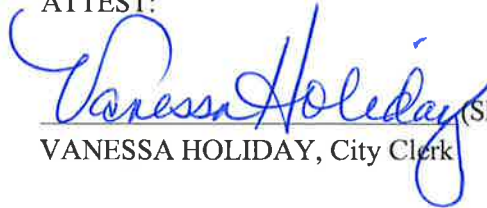
SECTION 4. Effective Date. This resolution shall become effective immediately upon its adoption by the City Council of the City of Stockbridge as provided in the City Charter.

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 14th day of October 2024


ANTHONY S. FORD, Mayor

ATTEST:

 (SEAL)
VANESSA HOLIDAY, City Clerk

APPROVED AS TO FORM:



QUINTON WASHINGTON, City Attorney



City of Stockbridge

4640 North Henry Blvd. • Stockbridge, GA 30281

City Hall: (770) 389-7900 • Fax: (770) 389-7912

September 16, 2024

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

RE: Transmittal of City of Stockbridge 2025-2029 Short Term Work Program & Capital Improvement Element Update to the Atlanta Regional Commission & Dept. of Community Affairs

Dear Mr. Smith,

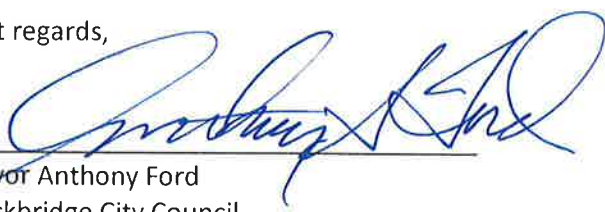
The City of Stockbridge has completed an update of its comprehensive plan and is submitting it with this letter for review by the Atlanta Regional Commission and the Department of Community Affairs.

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, Community Development Director 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 Director, Community Development



Short-Term Work Program & CIE Update 2025-2029 CITY OF STOCKBRIDGE, GEORGIA

Contents

SHORT TERM WORK PROGRAM ANNUAL UPDATE	Pages 2-7
CAPITAL IMPROVEMENT ELEMENT	Pages 8-9



Community Facilities						
Item	Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status
1	Pineview, Memorial Park, and Walter Way Liftstation Rehab	2016 - 2025	Public Works	\$ 2,704,087	SPLOST V	Ongoing
2	Parks Master Plan	2016 - 2025	Public Works	\$ 385,400.00	SPLOST V	Ongoing
3	Wastewater Improvements 2022	2016 - 2025	Public Works	\$ 398,200.00	SPLOST V	Ongoing
4	SR 138/SR42 Utility Relocation GDOT	2016 - 2025	Public Works	\$ 239,833.00	ARPA	Ongoing
5	Neighborhood Project	2016 - 2025	Public Works	\$ 2,500,000.00	TSPLOST	Ongoing
6	Davis Road Sidewalks	2016 - 2025	Public Works	\$ 2,500,000.00	TSPLOST	Ongoing
7	Campground Road Sidewalks	2016 - 2025	Public Works	\$ 500,000.00	TSPLOST	Ongoing
8	Peach Drive Sidewalks	2016 - 2025	Public Works	\$ 300,000.00	TSPLOST	Ongoing
9	Walt Stephens Road Trail	2016 - 2025	Public Works	\$ 3,500,000.00	TSPLOST	Ongoing
10	Love Street Sidewalks	2016 - 2025	Public Works	\$ 500,000.00	TSPLOST	Ongoing
11	Burke Street Sidewalks	2016 - 2025	Public Works	\$ 500,000.00	TSPLOST	Ongoing
12	Reeves Creek Trail Extension - 2 Miles	2016 - 2025	Public Works	\$ 2,800,000.00	TSPLOST	Ongoing
13	Brush Creek Trail - .25 Miles	2016 - 2025	Public Works	\$ 2,400,000.00	TSPLOST	Ongoing
14	MLK, Sr. Heritage Trail, Spur trail to Floyd Chapel Baptist Church - 0.25 miles	2016 - 2025	Public Works	\$ 425,000.00	TSPLOST	Ongoing
15	MLK, Sr. Heritage Trail, Spur trail to Green Front Cafe - 0.25 miles	2016 - 2025	Public Works	\$ 355,000.00	TSPLOST	Ongoing
16	Continuation of MLK, Sr. Heritage Trail - 0.75 miles	2016 - 2025	Public Works	\$ 625,000.00	TSPLOST	Ongoing
17	Potential Trailhead location with Reeves Creek Trail link at MLK, Sr. Heritage Trail	2016 - 2025	Public Works	\$ 500,000.00	TSPLOST	Ongoing
18	Country Club Drive Safety Improvements	2016 - 2025	Public Works	\$ 1,000,000.00	TSPLOST	Ongoing
	Subtotal			\$22,132,520.00		

The City has projects planned beyond the 5-year time horizon if none are scheduled during the annual reporting period.



Community Facilities (Cont.)						
Item	Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status
19	GIS - Infrastructure Inventory and Detailed Mapping	2016 - 2025	Public Works	\$ 32,020.00	SPLOST V	Complete
20	Smith Barnes Sewer Basin Rehab - CDBG Phase II	2016 - 2025	Public Works	\$ 1,261,368.00	SPLOST V	Complete
21	East Atlanta Road/Lee Street Improvements	2016 - 2025	Public Works	\$ 3,832,225.00	SPLOST V	Complete
22	Central Line Water Main Replacement	2016 - 2025	Public Works	\$ 276,000.00	SPLOST V	Complete
23	WWTP and Glynn Addy Pump Station Improvements	2016 - 2025	Public Works	\$ 584,345.00	SPLOST V	Complete
24	Burke Street Sewer Main Rehab	2016 - 2025	Public Works	\$ 759,307.00	SPLOST V	Complete
25	Candler Rd Dog park Parking Lot Improvement	2025 - 2030	Public Works	\$ 250,000.00	SPLOST VI	Planning Phase
26	Sewer-infiltration and inflow Study	2016 - 2023	Public Works	\$ 1,500,000.00	SPLOST IV	Complete
27	Splash Pad/Park Design	2015 - 2026	Community Dev	\$ 1,300,000.00	General Fund	In Progress
28	Monument Sign (City Hall Fountain)	2022 - 2024	Community Dev	\$ 75,000.00	General Fund/ Georgia Power	Concept Plan
29	Multi-Purpose Facility (Youth/Senior)	2018 - 2026	Community Dev	\$ 8,000,000.00	General Fund/ Bond	Concept Plan
30	Cultural Arts Center	2018 - 2026	Community Dev	\$18,000,000.00	Financing	Concept Plan
31	Reeves Creek Natural Reserve	2025 - 2030	Community Dev	\$ 500,000.00	Bond Financing/ SPLOST V	Process
	Subtotal			\$ 36,338,245.00	SPLOST VI	In Progress
	Total			\$58,470,765.00		

The City has projects planned beyond the 5-year time horizon if none are scheduled during the annual reporting period.



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
	Total			\$220,000		

Land Use

Item	Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status
1	Citywide Housing Study	2025-2030	Community Development	\$ 300,000	General Fund	Planning Stage
2	LCI Implementation & Update-Supplemental Study	2018-2025	Community Development	\$ 150,000	General Fund	Scope Development
3	Park Plan Development (passive, active pocket) city-wide (south, west, east, north)	2018-2025	Community Development	\$ 100,000	S=LOST V	In Progress
4	Update of Sign Ordinance	2019-2025	Community Development	\$ 100,000	General Fund	In Progress
5	Area Studies Hwy 138 & Henry Blvd	2025-2030	Community Development	\$ 250,000	General Fund	In Progress
6	Update of Sign Ordinance	2019-2025	Community Development	\$ 100,000	General Fund	In Progress
	Total			\$1,000,000		

The City has projects planned beyond the 5-year time horizon if none are scheduled during the annual reporting period.



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	On-going
4	Infrastructure Improvements for city	2018-2026	Public Works	\$ 7,000,000	SPLOST V	On-going
Subtotal				\$15,500,000.00		

The City has projects planned beyond the 5-year time horizon if none are scheduled during the annual reporting period.



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	Public Works Facility	2018-2026	Public Works	\$3,000,000	SPLOST IV	Complete
3	Amphitheater	2018-2026	Community Development	\$23,085,254	Fund Balance/Bond Financing/SPLOST IV	Complete
4	Overlay District Designation	2018-2025	Community Development	\$75,000	General Fund	Complete
5	Wastewater Heads Work, Phase 2	2018-2025	Public Works	\$3,232,367	SPLOST III/Sewer Fund/Impact Fees	Complete
6	SCADA Replacement	2018-2025	Public Works	\$721,977	SPLOST III	Complete
7	Wastewater Treatment Plant Upgrade	2018-2025	Public Works	\$1,414,000	SPLOST IV	Complete
8	Wastewater Treatment Plant Upgrade Plans/Engineering	2015-2025	Public Works	\$5,858,344	SPLOST III, IV	Complete
9	Sewer reconstruction & Pump Station replacement	2015-2025	Public Works	\$1,350,000	SPLOST IV	Complete
10	Water main and service line replacement	2016-2024	Public Works	\$276,000	Water Fund/Impact Fees/SPLOST IV	Complete
11	Wastewater Treatment Plant Upgrade Plans/Engineering Davis Road from Shields Road	2015-2025	Public Works	\$5,858,344	SPLOST III, IV	Complete
12	Highway 42 (Sidewalks and Streetscape)	2015-2024	Public Works	\$605,725	SPLOST, TE General Fund	Complete
13	Stockbridge Electric Vehicle Station @ Amphitheater	2022-2024	Community Development	\$75,000	General Fund/ GA Power	Complete
	Subtotal			\$45,653,811		

The City has projects planned beyond the 5-year time horizon if none are scheduled during the annual reporting period.



Completed Projects (Cont.)						
Item	Activity	Years	Responsible Party	Cost Estimate	Funding Source	Status
14	Trail Study Implementation	2016-2025	Community Development	\$ 1,000,000	Bond Financing/ SPLOSTV	Complete
15	Comprehensive Plan 5-Year Update	2022-2025	Community Development	\$ 100,000	General Fund	Complete
16	Overlay District Designation	2018-2025	Community Development	\$ 75,000	General Fund	Complete
17	Downtown Pedestrian & Bicycle Connectivity Concept Study	2022-2023	Community Development	\$ 125,000	ARC Grant & General Fund	Complete
	Subtotal			\$ 1,300,000		
	Total			\$46,953,811		

The City has projects planned beyond the 5-year time horizon if none are scheduled during the annual reporting period.



CIP EXPENDITURES SUMMARY BY PROJECT
FUND-353

Projects:	Estimated Project		Amount		Balance To Be	
	Cost	Be used In		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	\$ 1-1,006,306	

Funding Type	Amount		Balance To Be		FY2024	FY2025
	Final Adopted	Be used In	Carried Over To	Carried Over To		
	FY2023	FY2023	FY2024	FY2024		
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 SPL/OST	\$ 20,434,912	\$ 500,000	\$ 19,934,912	\$ 3,986,982	\$	3,986,982
SPL/OST 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				Funding source
FY2026	FY2027	FY2028	Total	
\$	\$	\$	\$	292,500 SPLOST/Grants
			\$ 1,114,650	SPLOST/Grants
\$	\$	\$	\$	
\$ 400,000	\$ 400,000	\$ 400,000	\$ 2,000,000	SPLOST
\$	\$	\$	\$	Fund Balance/SPLOST V
			\$ 350,000	General Fund
			\$ 94,736	Bonds/SPLOST
\$ 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	

FY2026	FY2027	FY2028	Total	Projected Five Year
\$	\$	\$	\$	
\$ 444,102	\$ 444,102	\$ 444,102	\$ 2,220,510	
\$ 5,925,905	\$ 5,925,925	\$ 5,925,905	\$ 29,629,525	
\$ 3,986,982	\$ 3,986,932	\$ 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	(?)	



ANNUAL FINANCIAL REPORT FOR 2025
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	\$271,491	\$351,396	\$622,887
3	Impact Fees Collected	\$99,000	\$132,000	\$231,000
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	\$370,491	\$483,396	\$853,887
9	Impact Fees Encumbered	\$370,491	\$483,396	\$853,887

Note: Impact fees for the City of Stockbridge are maintained in a separate non-interest bearing account.