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## CITY COUNCIL AGENDA ITEM

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**SUBJECT: Carl Vinson Institute of Government Study**

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**AGENDA SECTION:** *(check all that apply)*

PRESENTATION     PUBLIC HEARING     CONSENT AGENDA     OLD BUSINESS  
 NEW BUSINESS     OTHER, PLEASE STATE: Click or tap here to enter text.

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**CATEGORY:** *(check all that apply)*

ORDINANCE     RESOLUTION     CONTRACT     POLICY     STATUS REPORT  
 OTHER, PLEASE STATE: Study

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**ACTION REQUESTED:**  DECISION     DISCUSSION,     REVIEW, or     UPDATE ONLY

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**Previously Heard Date(s):** 07/11/22 & 07/25/22

**Current Work Session:** Click or tap to enter a date.

**Current Council Meeting:** Monday, August 22, 2022

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**SUBMITTED BY:** Janice Allen Jackson, City Manager

**PRESENTER:** Hari Karikaran, City Engineer

**PURPOSE:** Engage Carl Vinson Institute of Government to study the possibility of providing Public Works services to the City.

**FACTS:** Public Works Services are currently provided by DeKalb County. Tax payers of the City of Stonecrest currently pay for the services provided by DeKalb County.

**OPTIONS:** Approve, Deny, Defer Click or tap here to enter text.

**RECOMMENDED ACTION:** Click or tap here to enter text.

**ATTACHMENTS:**

- (1) Attachment 1 - Public Works Services Cost Study
- (2) Attachment 2 - Click or tap here to enter text.
- (3) Attachment 3 - Click or tap here to enter text.
- (4) Attachment 4 - Click or tap here to enter text.



## CITY COUNCIL AGENDA ITEM

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(5) Attachment 5 - Click or tap here to enter text.



# Carl Vinson Institute of Government

## UNIVERSITY OF GEORGIA

### Proposal for Services

#### CITY OF STONECREST PUBLIC WORKS SERVICES COST STUDY

May 5, 2022

#### A PROPOSAL TO IDENTIFY COST OF PROVIDING PUBLIC WORKS SERVICES IN THE CITY OF STONECREST

The Carl Vinson Institute of Government proposes to provide the City of Stonecrest with an analysis of the costs of providing public works services. Specifically, the City is interested in examining the costs of assuming service responsibility for street and right of way maintenance including permitting and inspection, pavement maintenance, traffic signal and sign operations and maintenance, traffic engineering, and stormwater management. This project will also include estimating revenues that the city could collect to fund these services.

#### **Background**

Currently DeKalb County provides public works services to the City of Stonecrest. The residents of the City of Stonecrest currently support part of the cost of these services through a special services district property tax.

#### **Overall Goals**

The Institute of Government's goals for this study will be to:

1. Analyze and describe to the degree possible the nature of the current service components, the current level of these service components, and associated costs of providing the services in their current configuration.
2. Provide a rough estimate of the costs of moving to city-based provision of public works services.

3. Estimate the revenues property owners in the city pay to DeKalb County to fund public works services.

The proposed study will not recommend a specific course of action with regard to changing the provision of public works services. Decisions concerning how best to organize public works services will be made by local officials.

With regard to the proposed study, it should be recognized that Institute faculty will be dependent on the cooperation of the current service provider (e.g., DeKalb County Public Works Department) and/or peer cities providing similar services. In this regard, the Institute's ability to produce a timely and actionable study will require time and effort on the part of these organizations. Institute of Government faculty will coordinate with city and county officials to ensure the development of these relationships.

### **Data Gathering and other Project Activities**

Institute faculty, where appropriate, will employ the following data gathering techniques:

1. An examination of DCPD budgets, program descriptions, staffing, and cost accounting documents. These documents should enable an accounting of the capital (land and facilities) and major equipment contributions to the cost of the public works services and programs. It is also expected that these documents will enable the tracking of operational costs of these services. Review of peer city data, where relevant.
2. Interviews with DCPD program managers. Interview of peer city employees, if necessary.
3. Use of GIS systems and data to determine presence of road lane miles in city limits.

### **Local Government Responsibilities**

It is expected that the city will respond to any data and interview requests in a timely manner (e.g., within 3-4 business days) and will facilitate data collection and interview scheduling with city officials should they be necessary.

If response times are not feasible because of higher priorities associated with the day to day operation of the local governments, the timetable for completion of the study may be changed.

### **Expected Time Frame**

*Contract Initiation:* Once the scope of work has been approved, it typically takes two weeks on the University side to complete a legal and administrative review of the contract and to have the contract offer in the hands of local government officials.

*Interviews and other Data Gathering:* Completed one month from Contract Initiation.

*Analysis and Report Writing:* Completed in the third month from Contract Initiation.

*Final Report and Presentation:* Completed at the end of the third month from Contract Initiation.

These estimated completion times are subject to change based upon response time to project data requests.

### **Deliverables**

The Institute of Government will:

1. Provide an electronic copy (.pdf file) of a final report.
2. Institute of Government faculty will be available to provide consultation on the results of the study to City officials for three months following submission of the final report.

### **Project Budget**

The Institute of Government proposes to complete the project for a flat fee of \$16,000. However, the Institute of Government is willing to adjust the scope of work and costs accordingly to meet the client's needs. This price is valid for 120 days from the date of this proposal.

### **Capabilities and Project Faculty**

The mission of the Institute of Government is to improve governance and the lives of people in Georgia. In carrying out this mission, the Institute can call on the wide-ranging knowledge base of the University of Georgia as well as on over 90 years of direct service experience in providing technical assistance, training, research, and policy analysis to local and state governments in Georgia. The Institute of Government is among the most highly-rated university-based organizations designed specifically to span the gap between best practices research and the existing practice of government. The proposed researchers for this project are:

#### **Paula Sanford**

706.255.0556  
sanfordp@uga.edu

Paula Sanford is a Senior Public Service Associate who specializes in public budgeting and finance but her work spans a variety of local government issues such as public-sector retirement programs, performance measurement, and comprehensive financial and organizational reviews. Her work entails offering applied research and technical assistance for local governments and

national non-profit organizations. In addition, she provides training to local government officials in Georgia. Prior to coming to the Institute of Government, she taught public budgeting and financial management, organizational theory, and local government management at Northern Illinois University. Paula has also served as a senior budget analyst for the State of Nevada Department of Administration and as a policy advisor in the Governor's Office in the areas of natural resources, transportation, and the arts. Some of the subject areas she has published articles include public retirement reform, public budgeting and finance, organizational theory, and municipal annexation. Paula earned her Ph.D. from the University of Georgia, concentrating in public finance. She also has an MPA is from American University and B.A. from California State University, San Luis Obispo.

### **Lori Brill**

404.463.6801

Lori.Brill@uga.edu

Lori Brill provides applied research and technical assistance to local governments in the arenas of local regulations, strategic planning, and organizational and operational reviews. Lori brings a wealth of in-depth local and state government knowledge to the Institute of Government. Lori has more than 20 years of experience providing legal, policy and research services at the local, regional and state levels. Prior to joining the Institute of Government in 2022, Lori served as a DeKalb County Senior Assistant Attorney, an Enforcement Attorney at the Georgia Secretary of State's Office, Deputy Legislative Counsel for the Georgia General Assembly and as a regional director for a telecommunications company. She has taught courses, authored papers and updated legal treatises in her areas of expertise including online media and internet law. She received her B.A. from Emory University and his J.D. from the University of Georgia School of Law.



## CITY COUNCIL AGENDA ITEM

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**SUBJECT: Resolution Designating the Urban Redevelopment Area**

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**AGENDA SECTION:** *(check all that apply)*

PRESENTATION     PUBLIC HEARING     CONSENT AGENDA     OLD BUSINESS  
 NEW BUSINESS     OTHER, PLEASE STATE: Click or tap here to enter text.

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**CATEGORY:** *(check all that apply)*

ORDINANCE     RESOLUTION     CONTRACT     POLICY     STATUS REPORT  
 OTHER, PLEASE STATE: Click or tap here to enter text.

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**ACTION REQUESTED:**  DECISION     DISCUSSION,     REVIEW, or     UPDATE ONLY

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**Previously Heard Date(s):** Click or tap to enter a date. & Click or tap to enter a date.

**Current Work Session:** Click or tap to enter a date.

**Current Council Meeting:** Monday, August 22, 2022

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**SUBMITTED BY:** Alicia Thompson

**PRESENTER:** Mayor Jazzmin Cobble

**PURPOSE:** Resolution to designate the area where the existing city hall structure sits as a site of the urban redevelopment area.

**FACTS:** Resolution to designate the area where the existing city hall structure sits as a site of the urban redevelopment area.

**OPTIONS:** Approve, Deny, Defer Click or tap here to enter text.

**RECOMMENDED ACTION:** Approval

**ATTACHMENTS:**

- (1) Attachment 1 - Resolution 2022-XX
- (2) Attachment 2 - Click or tap here to enter text.
- (3) Attachment 3 - Click or tap here to enter text.
- (4) Attachment 4 - Click or tap here to enter text.
- (5) Attachment 5 - Click or tap here to enter text.

**STATE OF GEORGIA**

**COUNTY OF DEKALB**

**CITY OF STONECREST**

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION BY THE MAYOR AND CITY COUNCIL OF THE CITY OF STONECREST, GEORGIA DECLARING THE CITY HALL BUILDING AS A SITE OF THE CITY OF STONECREST URBAN REDEVELOPMENT AREA; AND FOR OTHER LAWFUL PURPOSES.**

**WHEREAS**, the City of Stonecrest ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia; and

**WHEREAS**, the Mayor and City Council ("City Council") constitute the governing authority of the City of Stonecrest; and

**WHEREAS**, the City Council has the authority to adopt and provide for the execution of ordinances, resolutions, policies, rules, and regulations.

**WHEREAS**, Chapter 61 of Title 36 of the Official Code of Georgia Annotated, entitled the "Urban Redevelopment Law," as amended (the "Urban Redevelopment Law"), authorizes the City of Stonecrest to designate an "urban redevelopment area," which is defined to mean a "pocket of blight" that the City Council of the City designates as appropriate for an urban redevelopment project; and

**WHEREAS**, the Urban Redevelopment Law defines "pocket of blight" to mean an area which by reason of the presence of a substantial number of deteriorated or deteriorating structures; predominance of defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility, or usefulness; unsanitary or unsafe conditions; deterioration of site or



other improvements; tax or special assessment delinquency exceeding the fair value of the land; the existence of conditions which endanger life or property by fire and other causes; having development impaired by airport or transportation noise or other environmental hazards; or any combination of such factors substantially impairs or arrests the sound growth of the City, retards the provisions of housing accommodations, or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use; and

**WHEREAS**, after careful study and investigation, the City desires to designate the area described in Exhibit A attached to this resolution as an urban redevelopment area.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Stonecrest that the area described in Exhibit A attached to this resolution is hereby determined to be a “pocket of blight,” by reason of the presence of a substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, and deterioration of site or other improvements, which substantially impairs or arrests the sound growth of the City or constitutes an economic or social liability and is a menace to the public health, safety, morals, or welfare in its present condition and use, and that such area is therefore designated as appropriate for an urban redevelopment project.

**BE IT FURTHER RESOLVED** that the City Council designates the area described in Exhibit A attached to this resolution as a site of the City of Stonecrest urban redevelopment area.

**BE IT FURTHER RESOLVED** that any and all resolutions in conflict with this resolution be and the same are hereby repealed.

**BE IT FINALLY RESOLVED** that this resolution shall be effective immediately upon its adoption by the City Council.

**RESOLVED** this \_\_\_\_\_ day of \_\_\_\_\_ 2022.

**CITY OF STONECREST, GEORGIA**

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**Jazzmin Cobble, Mayor**

**ATTEST:**

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**City Clerk**

**APPROVED AS TO FORM:**

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**City Attorney**

**EXHIBIT A**

Legal Description

All that tract or parcel of land lying and being in Land Lot 182 of the 16th District, DeKalb County, Georgia and being more particularly described as follows:

Commencing at an iron pin set at the mitered intersection of the southerly right-of-way of Mall Parkway (100 foot right-of-way) and the easterly right-of-way of Stonecrest Boulevard (variable right-of-way) and proceeding along said easterly right-of-way of Stonecrest Boulevard South 06 degrees 46 minutes 15 seconds east a distance of 214.02 feet to a point; THENCE along a curve to the left having a radius of 375.00 feet and a length of 33.54 feet, said curve having a chord bearing of South 09 degrees 20 minutes 00 seconds East and a chord distance of 33.53 feet to a nail set; THENCE North 78 degrees 06 minutes 16 seconds East a distance of 12.00 feet to a nail set; THENCE along a curve to the left having a radius of 363.00 feet and a length of 239.78 feet, said curve having a chord bearing of South 30 degrees 49 minutes 08 seconds East and a chord distance of 235.44 feet to an iron pin set; THENCE South 49 degrees 44 minutes 32 seconds East a distance of 49.29 feet to an iron pin set and the POINT OF BEGINNING;

THENCE departing said right-of-way North 39 degrees 38 minutes 26 seconds East a distance of 81.51 feet to a point; THENCE along a curve to the right having a radius of 235.62 feet and a length of 127.91 feet, said curve having a chord bearing of North 55 degrees 11 minutes 35 seconds East and a chord distance of 126.35 feet to a point; THENCE North 70 degrees 44 minutes 43 seconds East a distance of 63.27 feet to a point; THENCE along a curve to the left having a radius of 190.85 feet and a length of 117.46 feet, said curve having a chord bearing of North 53 degrees 06 minutes 48 seconds East and a chord distance of 115.62 feet to a point; THENCE along a curve to the right having a radius of 250.00 feet and a length of 43.44 feet, said curve having a chord bearing of North 40 degrees 27 minutes 35 seconds East and a chord distance of 43.39 feet to a point; THENCE North 45 degrees 26 minutes 17 seconds East a distance of 211.16 feet to a point on the Southwestern boundary line of an area identified as Wetland Mitigation Area #3 in that certain Declaration of Covenants and Restrictions recorded in Deed Book 18364, Page 53, DeKalb County, Georgia Records; THENCE continuing along said southwestern boundary line of Wetland Mitigation Area # 3 South 52 degrees 16 minutes 14 seconds East a distance of 91.76 feet to a point; THENCE continuing along said southwestern boundary line of Wetland Mitigation Area # 3 South 49 degrees 25 minutes 53 seconds East a distance of 462.98 feet to a point; THENCE continuing along said southwestern boundary line of Wetland Mitigation Area # 3 South 49 degrees 25 minutes 42 seconds East a distance of 113.78 feet to a half inch rebar found; THENCE leaving said southwestern boundary line of Wetland Mitigation Area #3 North 88 degrees 55 minutes 06 seconds West a distance of 340.00 feet to an iron pin set; THENCE South 61 degrees 04 minutes 54 seconds West a distance of 546.30 feet to an iron pin set on the easterly right-of-way of Stonecrest Boulevard (variable right-of-way); THENCE along said right-of-way North 19 degrees 55 minutes 29 seconds West a distance of 11.05 feet to an iron pin set; THENCE along a curve to the left having a radius of 623.00 feet and a length of 86.92 feet, said curve having a chord bearing of North 23 degrees 55 minutes 19 seconds West and a chord distance of 86.85 feet to an iron pin set; THENCE North 17 degrees 05 minutes 25 seconds West a distance of 52.65 feet to an iron pin set; THENCE along a curve to the left having a radius of 635.00 feet and a length of 190.10 feet, said curve having a chord bearing of North 41 degrees 09 minutes 58 seconds West and a chord distance of 189.39 feet to an iron pin set, said point being the TRUE POINT OF BEGINNING.

TOGETHER WITH THE EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED TRACT OF LAND CREATED BY THE FOLLOWING:

- a. Declaration Regarding Entranceway by CFN (I-20), Inc., a Delaware corporation, dated July 3, 2017, filed for record July 3, 2017, recorded in Deed Book 26353, Page 366, Records of DeKalb County, Georgia.
- b. Declaration Regarding Development Easements by CFN (I-20), Inc., a Delaware corporation, dated July 3, 2017, filed for record July 3, 2017, recorded in Deed Book 26353, Page 343, Records of DeKalb County, Georgia.
- c. Declaration Regarding Sewer Easement by CFN (I-20), Inc., a Delaware corporation, dated July 3, 2017, filed for record July 3, 2017, recorded in Deed Book 26353, Page 303, Records of DeKalb County, Georgia.

**CITY CLERK'S CERTIFICATE**

I, **SONYA ISOM**, the duly appointed, qualified, and acting City Clerk of the City of Stonecrest (the "City"), **DO HEREBY CERTIFY** that the foregoing pages of typewritten matter constitute a true and correct copy of a resolution adopted on August 22, 2022 by the City Council of the City in a meeting duly called and assembled in accordance with applicable laws and with the procedures of the City, by a vote of \_\_\_ Yea and \_\_\_ Nay, which meeting was open to the public and at which a quorum was present and acting throughout, and that the original of the foregoing resolution appears of public record in the Minute Book of the City, which is in my custody and control.

**GIVEN** under my hand and the seal of the City, this 22nd day of August 2022.

(SEAL)

\_\_\_\_\_  
City Clerk, City of Stonecrest



## CITY COUNCIL AGENDA ITEM

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**SUBJECT: Recommended allocation of American Rescue Plan Act Funds**

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**AGENDA SECTION:** *(check all that apply)*

**PRESENTATION**     **PUBLIC HEARING**     **CONSENT AGENDA**     **OLD BUSINESS**  
 **NEW BUSINESS**     **OTHER, PLEASE STATE:** Click or tap here to enter text.

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**CATEGORY:** *(check all that apply)*

**ORDINANCE**     **RESOLUTION**     **CONTRACT**     **POLICY**     **STATUS REPORT**  
 **OTHER, PLEASE STATE:** Click or tap here to enter text.

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**ACTION REQUESTED:**  **DECISION**     **DISCUSSION**,  **REVIEW**, or  **UPDATE ONLY**

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**Previously Heard Date(s):** 06/29/22 & 08/8/22

**Current Work Session:** Click or tap to enter a date.

**Current Council Meeting:** Monday, August 22, 2022

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**SUBMITTED BY:** Gerald Sanders, Deputy City Manager

**PRESENTER:** Janice Allen Jackson and Markes Wilson

**PURPOSE:** To update Mayor and Council regarding proposed uses of ARPA funds.

**FACTS:** The City has contracted with Berry Dunn to provide services that will aid Stonecrest with using \$9.7M in funding in a way that meets needs expressed by our residents, and in compliance with federal guidelines. Berry Dunn has worked with our Department Directors to identify programs, projects, and initiatives that address those needs.

**OPTIONS:** Choose an item. Click or tap here to enter text.

**RECOMMENDED ACTION:** Click or tap here to enter text.

**ATTACHMENTS:**

- (1) Attachment 1 - Proposal for ARPA Spending
- (2) Attachment 2 - Category Table Detail
- (3) Attachment 3 - Click or tap here to enter text.
- (4) Attachment 4 - Click or tap here to enter text.



## CITY COUNCIL AGENDA ITEM

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(5) Attachment 5 - Click or tap here to enter text.