



# City of Stockbridge

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## **STOCKBRIDGE'S POSITION ON THE REMOVAL OF 50% OF ITS EXISTING PARCELS (DEANNEXATION) FOR THE CREATION OF A CITY OF EAGLES LANDING**

**Any deannexation proposal would have a negative effect on the value and livability of the residents of the City of Stockbridge. Disadvantages include:**

- **New City Property Taxes**

- Stockbridge does not currently have a property tax; however, based on prior incorporations, it is anticipated that the City of Eagles Landing will be required to have property taxes in order to provide city services.

- **Severe adverse economic impact on Stockbridge**

- Removing the City's primary commercial corridor would severely reduce the amount of revenues received annually through business licenses and permits.
- Stockbridge does not currently have a property tax. If residents vote for one in the future, the removal of commercial properties as well as the removal of higher valued homes, would adversely impact the City's ability to offer services at current levels without requiring an overly excessive millage rate on the remaining residential property owners.

- **Adverse impact on existing Franchise Fees**

- Franchise fees for Electric, Gas, Telephone and Cable TV, make up approximately 17% of the City's current revenues. By reducing the franchise area, associated fee revenues will also be reduced.

- **Current Contractual Obligations**

- The City currently has contractual obligations with Capital One, which holds the mortgage on City Hall; Waste industries for sanitation; and GEFA for Water and Sewer and other facilities. Other contracts would need to be evaluated for possible negative financial impact upon citizens.

- **Impact on Bonding Capacity**

- The City's bond rating determines its ability to secure loans for capital projects, and is based on the City's revenue history from a number of revenue sources. A major deannexation effort would reduce revenues, resulting in a negative impact on the City's bonding strength.

- **Negative Precedence for Other Georgia Cities**

- There is no precedence that permits the proposed incorporation of a new city by the deannexation of land/parcels taken from an existing city. To do so would set an extremely adverse precedence for other cities across the state of Georgia. The notion that an outside entity could arbitrarily seek to grab the most valuable portions of an existing city, leaving it decimated financially, is ill-conceived and under challenge not only by Stockbridge, but is under scrutiny by other parties statewide as well.

- **Impact on Development**

- Deannexation would hinder the City's ability to pursue "High-End Retail" development projects already in progress in Stockbridge. The City has been working diligently to expand its commercial district and to provide quality of life options our citizens deserve. Recent

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development efforts like the Jodeco Road project, including a \$3 million commitment, clearly demonstrate that development projects will be significantly impacted.

- **Polarization of the Community**

- This effort has already proven to be extremely polarizing, and does far more to divide our community rather than bringing residents together to work collectively on our common goals.
- The City has attempted to meet with the group spearheading the new city movement in order to discuss their concerns and issues, but without much success.

Sincerely,

***Mayor & Council***

City of Stockbridge