

**City of Locust Grove
 Council Workshop Meeting Minutes
 Public Safety Building – 3640 Highway 42
 Locust Grove, GA 30248
 Monday, February 24, 2020
 6:00 PM**

Members Present:	Staff Present:
Robert Price – Mayor	Tim Young – City Manager
Randy Gardner – Councilman	Bert Foster – Assistant City Manager
Willie Taylor – Councilman	Misty Spurling – City Clerk
Keith Boone – Councilman	Jennifer Adkins – Assistant City Clerk
Rod Shearouse – Councilman	Daunté Gibbs – Community Development Director
Rudy Breedlove - Councilman	Jack Rose – Public Works Director
Carlos Greer – Councilman	Anna W. Ogg – Main Street Manager
	Matthew Long – Police Captain
	Warren Tillery – SWWW Attorney
	Staff Not Present:
	Jesse Patton – Police Chief

Mayor Price called the meeting to order at 6:00 PM.

Invocation given by Assistant City Manager Bert Foster

Councilman Gardner led the Pledge of Allegiance.

APPROVAL OF AGENDA –

Mayor Price asked for a motion. Councilman Boone made the motion to approve the February 24, 2020 meeting agenda.

RESULT	APPROVED
MADE MOTION	COUNCILMAN BOONE
2 ND MOTION	COUNCILMAN SHEAROUSE
VOTE	MOTION CARRIED - ALL IN FAVOR

PUBLIC COMMENTS – NONE

PUBLIC HEARING ITEMS –

- Hearing to approve a variance to reduce the front setback on Lot 128 in Grove Village residential subdivision –**

Community Development Director Daunte' Gibbs stepped forward and led discussion this is a hearing for a request from Keith Russell of Capshaw Development to reduce the front yard setback from 30 feet to 12.55 feet on a lot in Grove Village subdivision. The lot is currently under contract and is scheduled to close on March 7, 2020 and staff is encouraging consideration be given to the potential effects of a denial decision.

Mayor Price said this is a public hearing and opened to public comments. No comments were offered by the public on either side of the request, and Mayor Price therefor closed the public hearing.

Mayor Price asked Council for questions or comments from the Council.

Councilman Boone asked Mr. Gibbs to explain the process for approving a lot for permitting and construction. Mr. Gibbs said there are certain steps in the review process and said the superintendent calls in a box check [meeting onsite with the builder and inspector]. Mr. Gibbs said in this case there was an unintentional error in December 2019 pertaining to the box check, and the builder noticed the error and subsequently brought it to our attention. Councilman Boone asked who submits plans for approval and who gives the ok to proceed and Mr. Gibbs said the development inspector Ronnie Glaze. Discussion took place.

Councilman Greer asked Mr. Gibbs to explain the definition of a box check and Mr. Gibbs replied a box check is the steps [boxing up the foundation for pour of concrete] prior to determining if the lot is ready to build on. Discussion took place. Councilman Greer asked if this would have been caught and Mr. Gibbs replied the probability would have been low because of the position of the home in relation to the others [homes along the natural sight of view]. Mr. Gibbs also said the City has had one inspector since 2010 of which he has inspected approximately 1,100 homes with only one error. Nothing further.

2. Hearing to amend the Code governing city park regulations to prohibit overnight parking –

Assistant City Manager Bert Foster stepped forward and led discussion. Mr. Foster said this amendment will prohibit the overnight parking of vehicles in public parks in the city limits. Mayor Price said this is a public hearing and opened to public comments. No comments and Mayor Price closed the public hearing.

Mayor Price asked Council for any questions.

Councilman Greer made a comment he thought the City already has a parking ordinance. Mr. Foster replied there is a parking ordinance; however, the language is not clear enough to allow the City to act. Discussion took place about commercial parking. City Manager Tim Young said this amendment is for vehicles [in parks] only and not directed specifically for Tractor Trailers. Nothing further.

3. Hearing to amend the Code governing disorderly conduct to include theft of, damage to, and interference with public utility property as a misdemeanor –

Assistant City Manager Bert Foster led discussion this amendment will provide the Police Department and Code Enforcement with a specific ordinance to cite when they investigate cases of people tampering, stealing, or improperly using utility services. Discussion took place.

Mayor Price said this is a public hearing and opened for public comments. No comments and Mayor Price closed public hearing.

Mayor Price asked for questions from Council.

Councilman Greer asked Captain Long if there are laws to regulate this type of conduct. Captain Long replied there are state laws; however, if we find someone not authorized or improperly using, this will allow prosecution accordingly. Also mentioned was the fact that this type of theft is a safety hazard for the person performing the act as well as those subsequent to that bypass of the meter. Attorney Warren Tillery explained if charging under the general theft statute it must be proven as stealing. With this ordinance if someone is connecting to utilities and damaging the property, this would identify those issues as well if it is theft. Nothing further.

ACTION ITEMS/ADJOURNED FROM REGULAR MEETING FEBRUARY 10, 2020 –

4. JANUARY 6, 2020 REGULAR MEETING MINUTES –

Mayor Price asked for a motion. Councilman Greer made the motion to approve the January 6, 2020 regular meeting minutes.

RESULT	APPROVED JANUARY 6, 2020 REGULAR MEETING MINUTES
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN TAYLOR
FAVOR	MOTION CARRIED – ALL IN FAVOR

5. JANUARY 6, 2020 EXECUTIVE SESSION MINUTES –

Mayor Price asked for a motion. Councilman Gardner made the motion to approve the January 6, 2020 executive session meeting minutes.

RESULT	APPROVED JANUARY 6, 2020 EXECUTIVE SESSION MINUTES
MADE MOTION	COUNCILMAN GARDNER
2 ND MOTION	COUNCILMAN BREEDLOVE
FAVOR	MOTION CARRIED – ALL IN FAVOR

6. JANUARY 21, 2020- WORKSHOP MEETING MINUTES –

Mayor Price asked for a motion. Councilman Taylor made the motion to approve the January 21, 2020 regular meeting minutes.

RESULT	APPROVED JANUARY 21, 2020 REGULAR MEETING MINUTES AS AMENDED
MADE MOTION	COUNCILMAN TAYLOR
2 ND MOTION	COUNCILMAN SHEAROUSE
FAVOR	MOTION CARRIED – ALL IN FAVOR

7. JANUARY 21, 2020- EXECUTIVE SESSION MEETING MINUTES -

Mayor Price asked for a motion. Councilman Breedlove made the motion to approve the January 21, 2020 executive session minutes.

RESULT	APPROVED JANUARY 21, 2020 EXECUTIVE SESSION MINUTES
MADE MOTION	COUNCILMAN BREEDLOVE
2 ND MOTION	COUNCILMAN GREER
FAVOR	MOTION CARRIED – ALL IN FAVOR

Councilman Gardner read a letter of recusal recusing himself from all such discussion, debate, deliberation or vote, or otherwise take part in the decision-making process for items eight (8) through eleven (11). Councilman Gardner exited the meeting

8. Ordinance for annexation of 24.19 +/- acres from Neil A. Gardner and Earl S. Gardner located on Davis Lake Road –

Mayor Price asked for a motion. Councilman Shearouse made the motion to approve the request by approving ordinance **#20-02-013**.

RESULT	APPROVED ORDINANCE #20-02-013
MADE MOTION	COUNCILMAN SHEAROUSE
2 ND MOTION	COUNCILMAN TAYLOR
VOTE	MOTION CARRIED – FOUR IN FAVOR (GREER, TAYLOR, SHEAROUSE, BREEDLOVE) AND ONE OPPOSED (BOONE) (GARDNER RECUSED FROM VOTE)

9. Ordinance to rezone 24.19 +/- acres located on Davis Lake Road in LL 217 of the 2nd district from unincorporated Henry County RA (residential agricultural) to incorporated City of Locust Grove RA (residential agricultural) –

Mayor Price asked for a motion. Councilman Boone made the motion to approve the request by approving ordinance #20-02-014.

RESULT	APPROVED ORDINANCE #20-02-014
MADE MOTION	COUNCILMAN SHEAROUSE
2 ND MOTION	COUNCILMAN TAYLOR
VOTE	MOTION CARRIED – THREE IN FAVOR (SHEAROUSE, TAYLOR, BREEDLOVE) AND TWO OPPOSED (GREER, BOONE) (GARDNER RECUSED FROM VOTE)

Councilman Greer asked to note the reason for his oppose is if there is a request for Council’s approval such as this; he/she should be present at the meeting.

10. Ordinance for annexation of 24.19 +/- acres from Neil A. Gardner and Bonnie L. Gardner located at 342 Davis Lake Road –

Mayor Price asked for a motion. Councilman Taylor made the motion to approve the request by approving ordinance #20-02-013.

RESULT	APPROVED ORDINANCE #20-02-013
MADE MOTION	COUNCILMAN TAYLOR
2 ND MOTION	COUNCILMAN SHEAROUSE
VOTE	MOTION CARRIED - THREE IN FAVOR (SHEAROUSE, TAYLOR, BREEDLOVE) AND TWO OPPOSED (GREER, BOONE) (GARDNER RECUSED FROM VOTE)

11. Ordinance to rezone 24.19 +/- acres located at 342 Davis Lake Road in LL 217 of the 2nd district from unincorporated Henry County RA (residential agricultural) to incorporated City of Locust Grove RA (residential agricultural) –

Mayor Price asked for a motion. Councilman Shearouse made the motion to approve the request by approving ordinance #20-02-014.

RESULT	APPROVED ORDINANCE #20-02-014
MADE MOTION	COUNCILMAN SHEAROUSE
2 ND MOTION	COUNCILMAN TAYLOR
VOTE	MOTION CARRIED - THREE IN FAVOR (SHEAROUSE, TAYLOR, BREEDLOVE)

	AND TWO OPPOSED (GREER, BOONE) (GARDNER RECUSED FROM VOTE)
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Councilman Gardner returned to the meeting.

12. Resolution to accept the Memorandum of Agreement with Georgia Soil and Water Conservation Commission –

Mayor Price asked for a motion. Councilman Greer made the motion to approve the request by approving resolution **#20-02-015**.

RESULT	APPROVED RESOLUTION #20-02-015
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN TAYLOR
VOTE	MOTION CARRIED – ALL IN FAVOR

13. Resolution to accept outdoor contracts with Clear Channel, Whiteway, and Lamar Outdoor for Calendar Year 2020 –

Mayor Price asked for a motion. Councilman Shearouse made the motion to approve the request by approving resolution **#20-02-016**.

RESULT	APPROVED RESOLUTION #20-02-016
MADE MOTION	COUNCILMAN SHEAROUSE
2 ND MOTION	COUNCILMAN TAYLOR
VOTE	MOTION CARRIED – ALL IN FAVOR

NEW BUSINESS/ACTION ITEMS -

14. Ordinance to approve the revised final plat for Elmstone Commons Phase 2-POD A planned residential subdivision located south and west of the intersection of Tanger Boulevard and GA Highway 42 -

Mayor Price asked for a motion. Councilman Taylor made the motion to approve the request by approving resolution **#20-02-017**.

RESULT	APPROVED ORDINANCE #20-02-017
MADE MOTION	COUNCILMAN TAYLOR
2 ND MOTION	COUNCILMAN GARDNER
VOTE	MOTION CARRIED – ALL IN FAVOR

15. Special Event permit request for Henry County Parks and Recreation to hold a fundraiser for Special Olympics on April 11, 2020 and April 30, 2020 –

Mayor Price asked for a motion. Councilman Shearouse made the motion to approve the special event request.

RESULT	APPROVED SPECIAL EVENT
MADE MOTION	COUNCILMAN SHEAROUSE
2 ND MOTION	COUNCILMAN GREER
VOTE	MOTION CARRIED – ALL IN FAVOR

16. Special Event permit request for the Haven House 5K Road Race on April 25, 2020 –

Mayor Price asked for a motion. Councilman Greer made the motion to approve the special event request.

RESULT	APPROVED SPECIAL EVENT
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN GARDNER
VOTE	MOTION CARRIED – ALL IN FAVOR

17. Resolution to Oppose HB 302 and SB 172 regarding regulations on single-family housing –

City Manager Tim Young stepped forward and said this Resolution will also include HB 937 and discussion took place. Mr. Young reviewed HB 937 regarding building material restrictions and nothing further.

Mayor Price asked for a motion. Councilman Taylor made the motion to approve the request by approving resolution #20-02-018.

RESULT	APPROVED RESOLUTION #20-02-018
MADE MOTION	COUNCILMAN TAYLOR
2 ND MOTION	COUNCILMAN BOONE
VOTE	MOTION CARRIED – FIVE IN FAVOR (TAYLOR, BOONE, GARDNER, SHEAROUSE, BREEDLOVE) AND ONE OPPOSED (GREER)

CITY OPERATION REPORTS / WORKSHOP DISCUSSION ITEMS

MAIN STREET OPERATIONS –ANNA W. OGG

Main Street Director Anna Ogg said the crosswalk addition downtown is complete and is slowing traffic significantly. Mrs. Ogg said the new website launch is delayed one week and said she is working on the 2020 Census materials to ensure everyone gets counted. We are planning a Census Day event. The Easter Egg hunt will be April 4, 2020, and Locust Grove Day will be on April 18, 2020. Nothing further.

PUBLIC SAFETY OPERATIONS– CAPTAIN MATTHEW LONG FOR CHIEF PATTON

Captain Long gave an update and reviewed the monthly report. Total collections for January 2020 were \$55,603.00. Councilman Boone asked how accurate the report numbers are and Captain Long replied there are some discrepancies from this time last month due to changes in situations and state regulations on marijuana charges.

Captain Long continued the update by stating officer Matt Allen resigned and already effective. This was a decision for the betterment of his family, and we hated to lose him. We have advertised the position and already have some interest. Captain Long said officer Shumate has returned home and is currently in therapy. The Chase It Up event went very well, and we served over 500 hamburgers and hotdogs. The foundation donated \$2,500 to Officer Shumate towards medical expenses incurred. Further, Captain Long said an individual was hit by a train around 11:00 PM last night with no identification of the deceased right now. Councilman Boone asked if there is a law in place that does not allow people on tracks. Captain Long replied the Railroad constitutes private property; therefore, it would be difficult to have anything in place. The train and land are private, and discussion took place. Nothing further.

PUBLIC WORKS – JACK ROSE –

Public Works Director Jack Rose gave an update his department is continuing with general maintenance. The Interceptor Line “F” is still ongoing, and we repaired a leak at Jackson Street with the help of Henry County. Nothing further.

ADMINISTRATION – BERT FOSTER

Assistant City Manager Bert Foster gave an update the fee adjustments went into effect February 1, 2020. The breakroom/conference room is 99 percent complete and we are looking forward to utilizing that space soon. The CDBG project in Skyland is under review and have now isolated twelve lots to acquire. The Scatter Garden is waiting on design review from Falcon Design, and Tanger Park is under review. Mr. Foster gave an update on road striping and reviewed locations completed so far along Tanger and Frances Ward. He added that Bill Gardner will be done at night. Nothing further.

COMMUNITY DEVELOPMENT OPERATIONS – DAUNTÉ GIBBS

Community Development Director Daunté Gibbs gave an update his department has issued 277 permits including 47 new house permits for 2020. We have issued 53 COs [38 residential and 15 commercial permits] and 49 Business Licenses issued for 2020. Mr. Gibbs said his department is participating with United Way in helping reduce elementary-aged children who go hungry and asking for one quarter per month and anyone can donate in the Community Development office. Nothing further.

- **Gravel parking as a possible Conditional Use supplemental standard under the M-2 zoning district permitted Truck Terminal use – (DISCUSSION ONLY)**

Mr. Gibbs led discussion this is an inquiry from a property owner at Walker Crossing regarding gravel parking for tractor trailers. We currently do not have provisions in place; therefore, this item is for discussion to receive feedback from Council to add a conditional use provision as a supplemental standard which will require a public hearing in the future.

Councilman Boone asked if the property owner plans to charge for parking. Discussion took place and Councilman Boone asked if we could require them to pave in the future. Mr. Gibbs replied yes,

we can condition it to require them to pave within a certain time period. Councilman Boone asked if provisions (such as fines) could be added if the owner did not meet our requirements. City Manager Tim Young replied we would require them to cease operations if they did not comply.

Councilman Gardner asked how large the area is being considered and Mr. Gibbs replied 10-15 acres located at Walker Crossing south and east.

Mayor Price asked Council if they would like staff to proceed with scheduling a public hearing. The overall consensus was yes. Nothing further.

- **Fourth of July family fest event proposed at Warren Holder Park and the need for a memorandum of understanding pertaining to the City of Locust Grove partnering with Henry County Fireworks/MJ Events – (DISCUSSION ONLY)**

Mr. Gibbs led discussion this is request from Henry County Fireworks/MJ Events requesting partnership with the City, which included consideration of covering the cost of fireworks. The applicant is requesting to do a “test” shot of one firework for the purpose of height and view from the City Hall lawn. Mayor Price said there will not be an entry/parking fee.

Councilman Shearouse asked if this would replace the firework event that the City hosts and Mr. Young replied yes, with this opportunity the City would not host one at another time. Nothing further.

ARCHITECTURAL REVIEW BOARD (ARB) – NONE

CITY MANAGER’S COMMENTS –

City Manager Tim Young stepped forward to give an update we are still making final adjustments to the 4th Quarter Budget amendment and will officially close out the year mid-March and install the 2020 budget. We had issues from the bad weather from a tree that fell on a powerline that caused damage to our server. We are working on GMA preparations for the June conference in Savannah and finalizing the retreat to be held at Brasstown Valley on March 29, 30, and return on March 31, 2020. Nothing further.

MAYOR’S COMMENTS-

Mayor Price had no comments.

EXECUTIVE SESSION – PROPERTY ACQUISITION

Mayor Price asked for a motion to enter executive session. Councilman Greer made the motion with second by Councilman Boone. All in favor and motion carried. Council entered executive session at 7:14 PM.

Discussion took place regarding property acquisition.

Mayor Price asked for a motion to reconvene to regular session from executive session at 7:28 PM. Councilman Gardner made the motion with second by Councilman Breedlove. All in favor and motion carried.

ADJOURNMENT-

Mayor Price asked for a motion to adjourn. Councilman Greer made the motion to adjourn.

RESULT	ADOPTED
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN BREEDLOVE
VOTE	MOTION CARRIED - ALL IN-FAVOR MEETING ADJOURNED @ 7:28 PM.

Notes taken by:

Misty Spurling, City Clerk