

**City of Locust Grove
 Council Workshop Meeting Minutes
 Public Safety Building – 3640 Highway 42 S.
 Locust Grove, GA 30248
 Monday, February 22, 2021
 6:00 PM**

Members Present:	Staff Present:
Robert Price – Mayor	Tim Young – City Manager
Carlos Greer – 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	Matthew Long - Captain
	Jack Rose – Public Works Director
	Anna W. Ogg – Main Street Manager
	Warren Tillery – SWWW
	Brooke White - SWWW

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

Invocation given City Manager Tim Young.

Councilman Boone led the Pledge of Allegiance.

APPROVAL OF AGENDA –

Mayor Price asked for a motion. Councilman Taylor made the motion to approve the February 22, 2021 meeting agenda.

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

PUBLIC COMMENTS – NONE

PUBLIC HEARING ITEMS –

- Hearing for annexation of 211.97 +/- acres and 1.91 +/- acres located at 245 and 375 Locust Road (Parcel IDs: 147-01025008 & 147-01025009) in LL 132, 133, and 156 of the 2nd districts.**

Community Development Director Daunte’ Gibbs stepped forward and led discussion this is a request for annexation from the Sims family utilizing the 100% method per O.C.G.A. §36-36-20. The property is currently zoned RA (residential agricultural) and will remain so if incorporated into the City. The properties are not currently serviced by the city water and sewer services. Discussion took place and staff is recommending approval.

Mayor Price opened for public comments.

Mr. George Harvey stepped forward to comment. Mr. Harvey said he is under contract with the applicant to purchase the land. Mr. Harvey said he purchases property to sell later and said he is requesting annexation only and want to leave the current zoning as RA. Mr. Harvey confirmed he does not have current plans for any development on the property.

Councilman Greer asked Mr. Harvey if there are plans for the property in the “future” since Mr. Harvey said there are no “current” plans for it. Mr. Harvey replied we may eventually sell (possibly residential); however, no specific plan now. Councilman Greer asked why the request for annexation and Mr. Harvey replied to have access to city services.

Councilman Shearouse asked Mr. Harvey his relationship with the Sims family and Mr. Harvey replied he is only the agent for land purchase.

Councilman Greer asked Mr. Harvey if not annexed would it be a deal breaker and Mr. Harvey said no but annexation would be helpful. Nothing further.

Mayor Price closed the public hearing.

Mayor Price asked comments from Council.

Councilman Boone asked if the County has the water service on this property. Mr. Young replied the County would master meter and the city would purchase at wholesale (master meter rate) being the city provides sewer to that area. We would resell the water at our rate. Councilman Boone asked who is responsible for water repairs or issues. Mr. Young replied the city would be responsible for the water lines and Henry County responsible for water delivery. Councilman Boone made a comment about the island and Mr. Gibbs said they meet the requirements not to create the island. Discussion took place about low-density requirements and Mr. Gibbs said normally would be one to two units per acre or roughly 300 homes. Mr. Young said it is equivalent to R-2 zoning where the highest density in low density land use category.

Councilman Boone asked Mr. Harvey what his choice of rezoning would be, and discussion took place. Mr. Young said the maximum allowance is R-2. Mr. Harvey said we normally result in a 65% ratio which is less than 200 homes. Mr. Harvey clarified he would not be coming back to request a rezoning and said he would seek to stay consistent with current requirements. Nothing further.

2. Hearing for rezoning of 211.97 +/- acres and 1.91 +/- acres located at 245 and 375 Locust Road (Parcel IDs: 147-01025008 & 147-01025009) in LL 132, 133, and 156 of the 2nd districts.

Community Development Director Daunte’ Gibbs said the applicant is wanting to maintain the current RA zoning; therefore, no further discussion took place.

Mayor Price opened for public comments and there were no comments. Mayor Price closed the public hearing.

Mayor Price asked for comments from Council and no comments.

NEW BUSINESS/ACTION ITEMS – NONE

CITY OPERATION REPORTS / WORKSHOP DISCUSSION ITEMS

MAIN STREET OPERATIONS – ANNA W. OGG

- **DDA appointment resolution – Stephanie Epps**

Main Street Director Anna Ogg said this is to appoint Stephanie Epps for the unexpired term of Cheryl Clevenger whose resignation is effective March 1, 2021 to the Downtown Development Authority.

- **Memorandum of Agreement (MOA) with GA Department of Community Affairs, Historic Preservation Division regarding the 2021 Locust Grove Historic Resource Survey –**

Mrs. Ogg said this is a draft between the city and the Historic Preservation Division (HPD) to advance to Phase II Certified Local Government (CLG) status for the City of Locust Grove and access to brick-and-mortar historic preservation grants. The city is currently Phase I CLG status. A staff-conducted citywide Historic Resource Survey is required to advance to Phase II. The survey is to be executed over an 18-month period. This MOA-based approach allows the city to forgo hiring an outside consultant when a qualified staff person or volunteer can conduct.

Councilman Greer asked Mrs. Ogg if she is qualified and Mrs. Ogg replied “yes” and confirmed she will be conducting the survey based on her education and training in Historic Preservation.

Councilman Shearouse asked what the advantage is to approve, and Mrs. Ogg replied this would allow us approval for federal pass-through grants. Discussion took place. Nothing further.

Mrs. Ogg continued with an update DDA did meet last month to discuss the unexpired term of Mrs. Clevenger. The HPC did not meet because there were no new business items. Nothing further.

PUBLIC SAFETY OPERATIONS – CAPTAIN LONG

Captain Long gave an update and reviewed the monthly report. Total collections for January 2021 were \$41,914.00 with 43 accidents and 17 investigations. Detective Yarian completed Level I Supervisor training. Further, we have four applicants to interview this week. We are hoping to hire one or two officers to bring the department at full staff. Nothing further.

PUBLIC WORKS – JACK ROSE

Public Works Director Jack Rose gave an update we are working on several projects and continuing with general maintenance. Nothing further.

ADMINISTRATION – BERT FOSTER

Mr. Foster gave an update we are completing one set of construction easements this week for the Peeksville Road Extension. The city Attorney is working with GDOT for more information on the remaining project. Tanger Park site work is 99% complete, and the pavilion is now complete. Mr. Foster said he and Anna met with a playground specialist and should be making progress soon. The State is still processing comments from the public information open house on the MMIP commercial lane project from I-475 to

Highway 155. Further, Mr. Foster said he and Tim are working on letters to the property owner regarding easements needed for the signal at Hwy 42 and Marketplace Boulevard. Mr. Foster said discussion is in place for the Veteran's Memorial, and we are on schedule for re-striping (with addition of delineators) at Bill Gardner and Highway 42 [Eastbound approach for Northbound Highway 42]. Nothing further.

- **Ordinance to renew the City's service contract with ICC Inspection Services (Ronnie Glaze) for building and trade inspections and plan reviews -**

Mr. Foster continued discussion this is an upcoming item for approval to renew ICC Inspection Services contract. An increase is reflected in this renewal for commercial inspections from \$2,400 monthly to \$2,800 monthly.

Councilman Greer referenced "Exhibit A" and discussion took place on the salary for Mr. Glaze per month. Councilman Greer asked if we should be researching to hire an inspector in-house to decrease our costs. Mr. Young made a comment we can look further into it. He added that we may start to see a decline in housing and commercial activity due to the impact of Covid-19 which could offset our monthly costs to Mr. Glaze; however, we may need to think about our options with hiring a residential inspector. Discussion took place.

Councilman Boone asked if Mr. Glaze is held accountable for incorrect approvals/authorizations. Mr. Foster asked Councilman Boone if he means disciplinary action? Councilman Boone said he represents the city and if he were an employee, he would be held accountable.

Mayor Price asked where his salary is designated from and Mr. Foster replied we pay his salary from permit fees we collect. Mr. Foster said Mr. Glaze also serves as a project manager for smaller projects like Tanger Park and adjusts his schedule accordingly to coincide with current and upcoming projects.

Councilman Shearouse asked if Mr. Glaze has additional staff and Mr. Foster said he has a helper now, and Mr. Glaze pays him directly.

Councilman Boone referenced "Exhibit B" and ask Mr. Foster if we are utilizing Mr. Glaze for those services and Mr. Foster replied not much but need to. Nothing further.

- **Ordinance to renew the City's service contract with Whitley Engineering, Inc. (Mark Whitley) for Erosion Control Plan Review and inspections –**

Mr. Foster said this is also an upcoming contract renewal for Whitley Engineering. Mr. Foster reviewed the pay scale per month of \$1,800 per month for inspections and reports and \$300 per month for assistance with the MS4 report.

Councilman Shearouse asked the term of the contract and Mr. Foster replied this is a one-year contract up to three years. Nothing further.

COMMUNITY DEVELOPMENT OPERATIONS – DAUNTÉ GIBBS

Community Development Director Daunté Gibbs gave an update his department has issued a total 270 permits including 37 new house permits for 2021. We have issued 55 COs [36 residential and 19 commercial permits] with 31 business licenses issued for 2021. Mr. Gibbs said he emailed Council a collaborative list of the current residential subdivision and commercial activity for review. Mr. Gibbs said if anyone has questions regarding the information provided please let him know. Nothing further.

- **Discussion to amend Chapter 17 of City of Locust Grove Code of Ordinances, entitled Zoning Ordinance –**

Mr. Gibbs continued with a discussion his department is initiating a dialogue between the City Council and Staff regarding the needed overhaul of the zoning ordinance. The majority of what we refer to was adopted in 1986 which is outdated. This is to provide a more cohesive, functional, and up-to-date zoning ordinance that will complement the current Comprehensive Land Use Plan. This will be a very daunting project and could take one to two years to complete. Locust Grove is growing at a rate of over nine percent and at that rate this will be very beneficial. Mr. Gibbs ask Mayor and Council to think about what has and has not worked for the city and give any feedback to him accordingly.

Councilman Greer asked Mr. Gibbs if he would clarify why a new type of ordinance is needed. Mr. Gibbs gave an example regarding the updates for RA, M-1, and M-2 that were brought before Council in late 2020 in using the NAICS Codes for zoning use categories and discussion took place.

Councilman Boone asked if the entire ordinance needs the update and Mr. Gibbs replied yes including the development standards. Nothing further.

ARCHITECTURAL REVIEW BOARD (ARB) – NONE

CITY MANAGER’S COMMENTS –

- **Resolution for the I-75 Central Corridor Coalition –**

City Manager Tim Young stepped forward and said this a request seeking our support in the amount of \$500 annually in the effort in getting grant money for additional planning along the corridor between the three (3) Metropolitan Planning Organization (ARC, Macon-Bibb, Warner Robbins) along with GDOT in rural areas.

Councilman Boone asked what is the \$500 allocated towards and Mr. Young replied for a consultant who works with the agency as well as for general expenses.

Councilman Shearouse asked Mr. Young who serves as the cities’ representative and Mr. Young replied the Mayor or his designee. Councilman Shearouse asked who has represented before and Mr. Young replied himself.

Councilman Greer asked how this will benefit the city and Mr. Young replied we joined the other government bodies along the I-75 corridor (Bibb, Monroe, Butts, Spalding, Lamar, and other areas) in support of existing or future projects and planning for freight movement, mobility issues, etc. This is the first time they have asked for this type of Resolution as they continue lobbying for additional projects in the area. Nothing further.

- **Home delivery of alcohol – update**

Mr. Young said this is a follow-up from questions that were raised when this item was initially introduced. Mr. Young said the enforcement of this new program is still being analyzed and not fully developed yet. Discussion took place and nothing further.

- **Crossing Guard – Locust Grove Elementary School (request from BOE) –**

Mr. Young said we recently approved the elementary school for a radar-operated camera for speeding, which requires further approval by GDOT and the Board of Education. With that, the BOE asked us to fund a crossing guard at Locust Grove Elementary. The City of McDonough has a crossing guard at Wesley Lakes Elementary, and the job description is included. The position is 3-4 hours per day when school is in session and \$15/hour.

Councilman Boone made a comment this program is not being enforced yet and asked why the BOE made the request. Mr. Young replied we approved the location for the camera but the BOE must approve the location for the school. Councilman Boone said we are not sure if we could even fund such a request. Discussion took place and nothing further.

Mr. Young continued with an update on the 2020 Census and said they are not releasing data until September 30. Mr. Young said E-SPLOST will be utilized for classroom spaces at Locust Grove Middle and High Schools along with an addition of a new Wolf Creek Elementary School. We are continuing with operating hours 8:30-4:30 to allow time for cleaning areas before and after work and hoping the SDS will be finalized soon.

Councilman Breedlove asked for an update on the front lawn sign and Mr. Young replied he has not received any quotes from anyone he has contacted. Also, we have a water project coming up along with that new road project that will likely impact visibility and are trying to seek the best option, including raising the sign.

MAYOR’S COMMENTS –

Mayor Price asked Mr. Foster to step forward to give an update. Mr. Foster said the Mayor received a call from an attorney from Rome, GA inquiring about remaining property around the [Shoal Creek Manor] Locust Grove Station community. He is looking to bring in low-income type apartment buildings and trying to get funding through McDonough Housing Authority. Discussion took place, with a consensus of council not interested in this option at the current time.

EXECUTIVE SESSION – NONE

ADJOURNMENT-

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

RESULT	ADOPTED
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN BREEDLOVE
VOTE	MOTION CARRIED - ALL IN-FAVOR MEETING ADJOURNED @ 7:23 PM.

Notes taken by:

Misty Spurling, City Clerk