

City of Locust Grove
Council Workshop Meeting Minutes
Public Safety Building – 3640 Highway 42 S.
Locust Grove, GA 30248
Monday, September 20, 2021
6:00 PM

Members Present:	Staff Present:
Robert Price – Mayor	Tim Young – City Manager
Willie Taylor – Councilman	Bert Foster – Assistant City Manager
Keith Boone – Councilman	Misty Spurling – City Clerk
Rod Shearouse – Councilman	Jennifer Adkins – Assistant City Clerk
Rudy Breedlove - Councilman	Daunte’ Gibbs – Community Development Director
Vincent Williams - Councilman	Jack Rose – Public Works Director
Carlos Greer – Councilman	Derrick Austin – Police Chief
	Anna W. Ogg – Planner II / former Main Street Mgr.
	Andy Welch - Attorney

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

Invocation given by Community Development Director Daunte’ Gibbs.

Councilman Greer led the Pledge of Allegiance.

APPROVAL OF AGENDA –

Mayor Price asked for a motion to amend the agenda. Councilman Shearouse made the motion to amend and add item number three.

RESULT	APPROVED ADD ITEM THREE
MADE MOTION	COUNCILMAN SHEAROUSE
2 ND MOTION	COUNCILMAN GREER
VOTE	MOTION CARRIED - ALL IN FAVOR

Mayor Price asked for a motion. Councilman Greer made the motion to approve the September 20, 2021, meeting agenda as amended.

RESULT	APPROVED AS AMENDED
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN TAYLOR
VOTE	MOTION CARRIED - ALL IN FAVOR

PUBLIC COMMENTS –

- **Introduction of new hire – Officer William Wascom**

Chief Austin stepped forward to introduce Officer William Wascom to the department. Officer Wascom stepped forward. Chief Austin said Officer Wascom came from Henry County police department and we

are honored to have him in Locust Grove. Mayor and Council welcomed Officer Wascom to the City of Locust Grove.

- **Special recognition – Officer Damarkus Hutcherson –**

Chief Austin asked Officer Damarkus Hutcherson to step forward. Chief Austin said he received several letters from residents acknowledging good deeds that Officer Hutcherson willingly and selflessly took part in. Officer Hutcherson provided students with book bags for school and purchased boots for a lady to help with her starting a new job. Chief Austin presented Officer Hutcherson with a letter of appreciation from the city and thanked him for showing acts of kindness in the community. Nothing further.

PUBLIC HEARING ITEMS – NONE

NEW BUSINESS/ACTION ITEMS –

1. **Application submitted by T-Mobile for the purpose of demonstration and sale of wireless technology including cellular devices and home internet (Peddler License Application for door-to-door sales/promotion) –**

Community Development Director Daunte' Gibbs stepped forward and led discussion this is a request for a peddlers license from T-Mobile. Their plan is to go door-to-door to promote 5G and other sales or promotions. The city code only authorizes the applicant 14 days of door-to-door interaction and may not be renewed for six months before making another request. This request will expire on October 5th if approved.

Councilman Greer asked if the applicant is aware of the 14-day stipulation and Mr. Gibbs said he is not sure. Councilman Greer asked why they would ask for approval of one year and discussion took place.

Councilman Williams asked will this request supersede any HOA stipulations and Mr. Gibbs replied this will not override any HOA or private property solicitation.

Councilman Boone made a motion to deny the request. Councilman Shearouse second the motion.

Councilman Greer continued discussion and asked what is the drawback for approving? Discussion took place. Councilman Boone said he does not want people coming to his door for any type of sales.

Councilman Williams said this is a current tenant at Tanger Outlet and if this will help generate business; he is not opposed. Discussion took place about other similar providers in the city including Comcast Business, Charter fiber, AT&T Mobile.

Councilman Greer asked what the benefit is to approve, and Mr. Young said to offer other options that are possibly better.

Councilman Boone said he is opposed to any business (not specifically just wireless providers) that wants to generate business by going door-to-door.

Councilman Breedlove asked if anyone who solicits door-to-door without approval by the city is in violation and Mr. Gibbs replied yes. Discussion took place.

Councilman Shearouse asked how many people will be going door-to-door? Mr. Gibbs replied this is for approval of one person and probably the reason the applicant requested a time frame of one year. Nothing further.

Councilman Boone made the motion to deny the request with second by Councilman Shearouse. Councilman Taylor also not in favor of the request. The result was a 3/3 vote and Mayor Price broke the tie with his vote to deny the request.

RESULT	APPROVED (REQUEST DENIED)
MADE MOTION	COUNCILMAN BOONE
2 ND MOTION	COUNCILMAN SHEAROUSE
VOTE	MOTION TO DENY APPROVED – FOUR IN FAVOR (BOONE, TAYLOR, SHEAROUSE, MAYOR PRICE) AND THREE IN OPPOSED (BREEDLOVE, WILLIAMS, GREER) AND

CITY OPERATION REPORTS / WORKSHOP DISCUSSION ITEMS

Community Development Director Daunte’ Gibbs introduced Mrs. Ogg as the new Planner II in Community Development. Mr. Gibbs said Gewel Richardson; formerly the Planner II, accepted a new position in Oregon. We posted the position internally and Anna expressed interest in the position and applied. Mr. Gibbs said Anna is qualified for this position and had a successful interview with he, Tim, and Bert. She officially transitioned to the new position on September 17th and tonight is her last Main Street presentation.

MAIN STREET OPERATIONS – ANNA W. OGG, PLANNER II/FORMER MAIN STREET MANAGER

Mrs. Ogg said she didn’t know at the start of the month she would be in a new position and doing her last presentation. Mrs. Ogg gave an update we welcomed two new businesses in downtown [Southern Farmhouse Décor and T&T Meats]. Both businesses are eligible for rural zone tax credits; however, neither have submitted requests. Locust Grove Main Street awarded a \$2,000 façade grant to Planters Walk Antiques on Wednesday and Yoga in the Park continues downtown every Saturday along with Blue Grass music at the Train viewing platform. The Scarecrow Village begins Friday and join us on October 2, 2021 for a drive-in movie playing Casper the Friendly Ghost. Trunk of Treats will be October 29, 2021, but there will not be a haunted hayride. We have been accepting Christmas vendor applications for the Christmas event and volunteers are needed for all events. Nothing further.

PUBLIC SAFETY OPERATIONS – CHIEF AUSTIN

Chief Austin reviewed the monthly report and gave an update total collected in August 2021 was \$58,829.00. The department completed 261 training hours in August and nothing further.

PUBLIC WORKS – JACK ROSE

Public Works Director Jack Rose said they had one main sewer backup and continuing with grass cutting and normal maintenance. New meter installations are ongoing with the increase in development and all operations are normal. Nothing further.

ADMINISTRATION – BERT FOSTER

Mr. Foster gave an update the Peeksville Road extension (joining Highway 42 at Peeksville and Cleveland Street) is still under review and will be bringing some points up to Council soon. We met with the project management team at Chase Maddox Park about the manufacturing of materials to resolve an issue with the track and will have an update soon. The extra lane on Highway 42 has an anticipated fall release date to begin early next year. The state website has links for updates related to the MMIP including timeline of completion. Tim also reached out to Norfolk Southern, and they should have easements back soon. The lightning arrestors are now installed on both buildings (City Hall and Public Safety), and we are waiting on the engineer plans for the Scatter Garden. The window seal project at City Hall is complete. We can now move forward with having contractors come in and assess internal damage from leaks in the utilities office along with the upstairs offices and schedule repairs sometime after Christmas. The railroad has not released approval to shut down the road at Colvin Drive and Davis Lake as of now, but upon approval, the road [Love's side] will shut down for about two weeks.

Councilman Greer asked if we have plans for locations for the walking trails and if we included in the LCI. Mr. Young replied, yes, they were included in LCI and the city's transportation plan. Mr. Foster confirmed there will be a trail by the Senior Center.

Councilman Boone asked when is the Chase Maddox Park dedication? Mr. Young said we are waiting on the installation of camera equipment and finishing of repairs of a section of the track and playground area. Councilman Boone asked when will the Chase Maddox sign be completed and Mr. Young said it has been backordered for two months now. Nothing further.

COMMUNITY DEVELOPMENT OPERATIONS – DAUNTÉ GIBBS

Mr. Gibbs gave an update his department has issued a total of 2,245 permits including 377 new house permits for 2021. We have issued 319 COs [218 residential and 101 commercial permits] with 425 business licenses issued for 2021. We issued the CO to LaQuinta, and they should have their grand opening soon. Waffle House is almost complete, and Chick-fil-A is still waiting to confirm a contractor to begin construction. Nothing further.

Attorney Andy Welch arrived at the meeting (6:47pm).

Mr. Foster stepped forward and said he forgot to mention the “No trucks” signs are being installed at the Davis Lake and Colvin Drive intersection. We also met with the company who will be installing speed tables and they will be installing after the detour is completed. Nothing further.

ARCHITECTURAL REVIEW BOARD (ARB) –

2. Architectural plans submitted by Kajima Associates, Inc. for the Locust Grove Spec building, located at 2855 Highway 42 South – Industrial/Logistics facility –

Mr. Gibbs said Kajima Associates, Inc. submitted architectural plans for a proposed warehouse building (369,300 sq. ft. building), and this will be brought back at the October 4, 2021 meeting for action. Nothing further.

CITY MANAGER'S COMMENTS –

Mr. Young made a comment the lady has arrived who submitted the recognition letter to the Chief about Officer Hutcherson. Chief Austin introduced Ms. Patricia and welcomed her comments.

Ms. Patricia said Officer Hutcherson helped her when she was going through a difficult situation. She was recently hired for a new job; however, would not be able to start unless she had the boots the company requires their employees to wear. She was at Wal-Mart where she approached Officer Hutcherson in the parking lot and asked if he or anyone had any boots to spare. Officer Hutcherson invited Ms. Patricia to follow him into Wal-Mart to purchase her new boots. Ms. Patricia said he is a very kindhearted employee, and she is so thankful for his generosity. She is now employed and has been able to move into a home because of the income she is now receiving. Nothing further.

- **Pay Plan No. 701 of Personnel Policy- Fire Marshal –**

Mr. Young said this is the item for activation of the Fire Marshal position and asked for any questions.

Councilman Greer asked what is the likelihood of hiring this position in house versus contracted out? Councilman Greer asked how we compare with Stockbridge or other cities to hire this position separately? Mr. Young said we are more comparable to Stockbridge in terms of housing but behind McDonough in terms of single-family and we are also permitting lots of buildings. He stated further that we are hoping we can hire someone in house for the ability to serve our population better. Councilman Greer asked how long we will sustain this position and Mr. Young said this should be a long-term position because we still have lots of growth and development sites in the city.

Councilman Boone asked how the city is in comparison to Stockbridge and McDonough with the pay scale for this position? Mr. Young said we anticipate we will be in the same range as those cities at Level 74. Discussion took place about arson and responsibilities. Mr. Young said this will be brought back for action on October 4, 2021 meeting with the requested information.

- **Pay Plan No. 701 of Personnel Policy – Progression of personnel and inactive/activated positions –**

Mr. Young said this to activate the mechanic position and pay progressions for existing staff. Mr. Young reviewed positions with progressions being added including master level for all administrative levels and some managerial levels. Nothing further and Mr. Young said this will be brought back for action on October 4, 2021.

- **FY 2021 – Budget update for the 3rd Quarter operating period –**

Mr. Young said this is an update and we are still revising and collecting data. The ARPA funds offset the balance with more revenues versus expenditures. We will have the final update on October 4, 2021 for action. We will also have the audit presentation for acceptance on October 4 and good news our fiscal position was positive by \$1.2 million which is up in terms of cash position from 2020. Mr. Young reviewed funds and said we spent some development impact fees on the park and will begin spending SPLOST V money as well.

Councilman Greer asked if we could use the ARPA funds for the sidewalks and Mr. Young said those funds can only be used for water, sewer, and storm water infrastructure in terms of capital items. SPLOST V is dedicated to Bill Gardner and Highway 42 with TSPLOST and DOT funds. Mr. Young said he is working on FY 2022 budget and nothing further.

ADD ITEM –

3. Resolution for the elections superintendent to declare and certify the 2021 election and reallocate resources and voting machines for TSPLOST referendum. –

Attorney Andy Welch said we discussed at the last meeting ideas regarding whether the Council wanted to hold the upcoming municipal election even though state law authorizes the certification of an election and not holding the actual election when it is uncontested.. Tim and I discussed what would work best for Elections Superintendent Ameika Pitts and her administration of the upcoming TSPLOST. We agreed to recommend to the Council that it would be best to not hold the municipal election in accordance with state law and redesignate the machines for TSPLOST to allow for a distinction on votes by the city and the unincorporated area relevant to the bonding of transportation projects in the City under the proposed TSPLOST.

Councilman Shearouse asked about the bond voting and Mr. Welch said the Locust Grove bond question and the County bond question are included as part of the overall TSPLOST question. Mr. Welch said there will be one question, one vote, and one polling place for each voter. If this is voted in favor, the city will issue bonds to have \$7.2 million to go immediately toward road projects rather than having to wait for TSLPOT proceeds to trickle in and accumulate over time thereby significantly delaying transportation improvements for the City. Councilman Boone asked if Mr. Welch needed a motion to approve the resolution. Mr. Welch responded he need a motion like he needed more cow bell. Nothing further.

Mayor Price asked for a motion. Councilman Greer made the motion to approve the request by approving resolution #21-09-067.

RESULT	APPROVED RESOLUTION #21-09-067
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN BOONE
VOTE	MOTION CARRIED - ALL IN FAVOR

MAYOR’S COMMENTS – NONE

EXECUTIVE SESSION – NONE

ADJOURNMENT-

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

RESULT	ADOPTED
MADE MOTION	COUNCILMAN WILLIAMS
2 ND MOTION	COUNCILMAN SHEAROUSE
VOTE	MOTION CARRIED - ALL IN-FAVOR MEETING ADJOURNED @ 7:17 PM.

Notes taken by:

Misty Spurling, City Clerk

