

**City of Locust Grove
 Council Regular Meeting Minutes
 Public Safety Building – 3640 Highway 42 S.
 Locust Grove, GA 30248
 Monday, February 7, 2022
 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	Daunte’ Gibbs – Community Development Director
Rudy Breedlove - Councilman	Jack Rose – Public Works Director
Vincent Williams - Councilman	Brandon Morris – Lieutenant LGPD
Carlos Greer – Councilman	Andy Welch – Attorney
Rod Shearouse – Councilman	Staff Present by Remote:
	Misty Spurling – City Clerk

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

Invocation given by Assistant City Manager Bert Foster.

Councilman Vincent Williams led the Pledge of Allegiance.

APPROVAL OF AGENDA –

Mayor Price asked for a motion to amend the agenda. Councilman Taylor made the motion approve the February 7, 2022 meeting agenda.

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

PUBLIC COMMENTS – NONE

PUBLIC HEARING ITEMS – NONE

APPROVAL OF THE MINUTES –

1. January 3, 2022 - REGULAR MEETING MINUTES –

Mayor Price asked for a motion. Councilman Williams made the motion to approve the January 3, 2022 regular meeting minutes.

RESULT	APPROVED JANUARY 3, 2022 REGULAR MEETING MINUTES
MADE MOTION	COUNCILMAN WILLIAMS
2 ND MOTION	COUNCILMAN GREER
FAVOR	MOTION CARRIED – ALL IN FAVOR

2. JANUARY 18, 2022 - WORKSHOP MEETING MINUTES –

Mayor Price asked for a motion. Councilman Shearouse made the motion to approve the January 18, 2022 workshop meeting minutes.

RESULT	APPROVED JANUARY 18, 2022 WORKSHOP MEETING MINUTES
MADE MOTION	COUNCILMAN SHEAROUSE
2 ND MOTION	COUNCILMAN BREEDLOVE
FAVOR	MOTION CARRIED – ALL IN FAVOR

ACCEPTANCE OF THE FINANCIAL STATEMENT –

3. N/A – END OF YEAR CLOSEOUT

Mr. Young stated that since the FY 2021 4th Quarter Budget amendments has yet to occur, the financial statements are not presented until after that action takes place and will come back at a later time. Mayor asked for any action at this time, and Mr. Young said “No.”

UNFINISHED BUSINESS/ACTION ITEMS –

4. Ordinance No. 22-01-001 -

City Clerk Misty Spurling – appearing via teleconference from training in Jekyll Island, GA – read aloud the following statement as copies of Ordinance No. 22-01-001 was handed out with the section of Code pertaining to Veto (Section 2.37), along with the Veto Statement by Mayor Price:

“Being presented to you now is Ordinance 22-01-001 that was presented to the mayor for action after the meeting on January 3, 2022. The ordinance has been vetoed by the Mayor on January 12, 2022. In accordance with Section 2.37 of the Charter of the City of Locust Grove, I hereby cause this ordinance to be presented to you for action.”

Andy Welch stated that what has happened is that the mayor vetoed the ordinance and that what would happen next is that a vote would need to be taken to override the veto and that there would need to be an affirmative number of five (5) votes to uphold the ordinance.

Councilman Breedlove asked if Daunte had something to discuss on this matter as well. Attorney Welch stated Yes that there was the original request for industrial zoning and asked Mr. Gibbs to come forward to present a recap of the actions to date. Mr. Welch added that there was some initial confusion on that night, that there were three original requests to deny. A motion was made to deny, and that three votes were made to deny, and I asked the mayor what his vote would be, but then Councilman Boone also joined in to deny the request that made the motion from three votes to four. The motion was approved to deny the request, and the ordinance was entered into the record by the Clerk, to which the mayor issued the Veto Statement in the allotted amount of time.

Daunte presented the request of multiple tracts of 36.4 +/- acres that the applicants asked for M-2, but after Staff did their analysis, they recommended that the request be denied for the requested M-2 but instead approved for M-1 due to the prevailing character of development in the area., He then proceeded to read into the record the conditions of the staff report as recommended:

1. Plain painted, baked, or acrylic finish corrugated metal panels shall be prohibited on all exterior walls unless otherwise approved by the Architectural Review Board, and then only as an accent feature. Primary facades shall be tilt-up concrete, brick, natural stone, glass with proper fenestration using color, materials, and design to break up large expanses of wall space.
2. A lighting plan shall be submitted and approved prior to the issuance of a Certificate of Occupancy. This lighting plan shall detail cutoff-type fixtures on all buildings and in parking lots as well as a photometric plan.
3. The applicant shall be permitted to submit a stand-alone landscape plan for review by the City Council at a regularly scheduled meeting. It is understood that the size and scope of this project may require substantial reductions to produce a long-term sustainable plan.
4. As many mature trees as possible located will be preserved and protected during construction, under the direction and supervision of a certified arborist, and remain preserved and protected when distribution operations commence.
5. The only permitted industrial uses on the site shall be warehouse and/or distribution.

Mr. Gibbs asked for any questions. Mr. Welch reaffirmed those actions and stated that the council could approve to uphold the original ordinance, approve staff recommendations, or something else.

Councilman Shearouse about our choices. Andy stated that the ordinance is vetoed, so it is not yet law. There can be a request for another motion; however, now is the time for the vote for an override.

Councilman Williams made the motion to override the Veto of Ordinance #22-01-001.

RESULT	VETO OVERRIDE FAILS
MADE MOTION	COUNCILMAN WILLIAMS
2 ND MOTION	COUNCILMAN GREER
FAVOR	MOTION FAILED – THREE IN FAVOR (WILLIAMS, GREER, BREEDLOVE) THREE OPPOSED (BOONE, SHEAROUSE, TAYLOR) MUST HAVE FIVE VOTES IN FAVOR FOR OVERRIDE

Andy states that the ordinance is effectively gone, and that now is the time for any substitute motion, such as that as stated by Staff in their original recommendation. Mayor Price asked for a motion to approve the rezoning of the 36.4 acres to M-1 with staff recommendations.

Councilman Shearouse made the motion to approve the rezoning to M-1 with staff conditions.

RESULT	APPROVED ORDINANCE #22-02-012 FOR REZONING WITH STAFF RECOMMENDATIONS AS M-1
MADE MOTION	COUNCILMAN SHEAROUSE
2 ND MOTION	COUNCILMAN BOONE
FAVOR	MOTION CARRIED – FOUR IN FAVOR (BOONE, SHEAROUSE, TAYLOR AND MAYOR PRICE) THREE OPPOSED (GREER, WILLIAMS, BREEDLOVE)

5. Resolution to create a streetlight district in Flakes Mill Subdivision -

Mayor Price asked for a motion. Councilman Shearouse made the motion to approve the request by approving resolution #22-02-013 for the Streetlight District in Flakes Mill Subdivision.

RESULT	APPROVED RESOLUTION #22-02-013
MADE MOTION	COUNCILMAN SHEAROUSE
2 ND MOTION	COUNCILMAN BREEDLOVE
FAVOR	MOTION CARRIED – ALL IN FAVOR

6. Resolution to create a streetlight district in Cottage Grove Subdivision -

Mayor Price asked for a motion. Councilman Shearouse made the motion to approve the request by approving resolution #22-02-014 for the Streetlight District in Flakes Mill Subdivision.

RESULT	APPROVED RESOLUTION # 22-02-014
MADE MOTION	COUNCILMAN SHEAROUSE
2 ND MOTION	COUNCILMAN BREEDLOVE
FAVOR	MOTION CARRIED – ALL IN FAVOR

7. Ordinance to approve the FY 2021 4th Quarter Budget Amendment.

Mayor Price asked for a motion. Councilman Shearouse made the motion to approve the request by approving ordinance # 22-02-015 for the FY 2021 4th Quarter Budget Amendment.

RESULT	APPROVED ORDINANCE #22-02-015
MADE MOTION	COUNCILMAN SHEAROUSE
2 ND MOTION	COUNCILMAN BOONE
FAVOR	MOTION CARRIED – ALL IN FAVOR

NEW BUSINESS/ACTION ITEMS –

8. Ordinance to approve the final plat for Bunn Farms, Phase II, located on Peeksville Road (Parcel ID: 145-01047011)–

Daunte Gibbs brought forward the request. This phase will consist of 133 single-family homes with 18,000 square foot lots and 2,000 on single story and 2,200 square feet on two stories. Mentions

there are conditions of zoning are on the plat. Councilman Boone asked how many more phases will occur, and Mr. Gibbs stated only one more.

Mayor Price asked for a motion. Councilman Williams made the motion to approve the request by approving ordinance #22-02-016 to approve the final plat.

RESULT	APPROVED ORDINANCE #22-02-016 FOR FINAL PLAT
MADE MOTION	COUNCILMAN WILLIAMS
2 ND MOTION	COUNCILMAN SHEAROUSE
FAVOR	MOTION CARRIED – ALL IN FAVOR

City Attorney Welch came forward to introduce two additional items for adoption of the Bond Ordinance and then a Bond Purchase Agreement that just came about today.

Mayor Price asked for a motion to add these two items. Councilman Boone made the motion to approve the request by adding the Bond Ordinance and the Bond Purchase Agreement.

RESULT	APPROVED ADDITION OF TWO ITEMS: BOND ORDINANCE AND BOND PURCHASE AGREEMNET
MADE MOTION	COUNCILMAN BOONE
2 ND MOTION	COUNCILMAN GREER
FAVOR	MOTION CARRIED – ALL IN FAVOR

9. Ordinance on Bond Agreement–

Bill Camp with Raymond James came forward to go over the items of the T-SPLOST Bond Agreement, including the fact the history growth rate in sales tax collections is averaging 9% annually. He noted that Tim Young gave a great story and history to Moody’s Analytics and stated the City is rated Aa3, which is a pretty big deal. The bond yield is 1.31% and is designated as Bank Qualified that gives more benefit in the marketplace. He went over the next portion of the slide regarding investor yield, coupon, and how that yield compares to other types of financial instruments. Markets have not moved yet on the short end rates. He reviewed the amounts of the bond at just under \$6.954 million with funding from this at \$7.5 million and will save money in the process. He noted that there is less being borrowed than authorization is to true up the sales tax collections to the market. [see attachment for the presentation document as reference]. He referenced that if collections were less, then they would have to dip into the General Fund in case collections did not align with those conservative estimates, and that the city manager stressed that we are not in the market to dip into our funds in this manner.

Mr. Camp expressed his gratitude in working for and with the City in this process. Andy spoke about the issue of the proceeds. Andy explained that the projections are for \$8 million in revenue for the City’s portion. We did not bond all that amount to cap below the authorization amount in term so guaranteed money at this rate with a 1.3% yield and that we could make more money over time. Mr. Camp stated that we could “make more” as we invest the fund amounts while we draw those amounts down over projects. We could spend that extra money on more projects, especially if we collect additional sums. Andy wanted to make sure all understood those figures.

Discussion continued on how bonding allowed for inflation hedge and how to start projects sooner. Andy was talking about the costs versus the estimates and that we were able to get more money for

the same expected cost structure. This was a better mechanism than it would have been with a private placement approach.

Andy went further to discuss the bond rating process and how the interview and the figures gave a better rating than anticipated which was especially important as part of this Position Offering Statement. There was a low supply of municipal bonds with us coming to the market that can drive a premium.

Councilman Williams added that he was happy with the staff and that he thanked everyone for their effort. Councilman Boone also added his appreciation. Boone also asked about the shovel ready projects. Mr. Young stated that the first projects would be paving city streets along with Bill Gardner Project. He also added there are projects we can go in Highway 42 as the GDOT study.

Andy talked about a list. Mr. Young stated there is a list as part of the T-SPLOST Road. Mr. Young thanked everyone being part of the effort. Mr. Young stressed that there are some subsurface issues with the streets in Leesburg Plantation.

There was a question about copies of the ordinance, and those would be made available due to the quick timing of this item, which was displayed as discussed on the visual screen. The City attorney read into the record the Ordinance as follows:

A BOND ORDINANCE AUTHORIZING THE ISSUANCE OF \$7,200,000 IN AGGREGATE PRINCIPAL AMOUNT OF CITY OF LOCUST GROVE, GEORGIA GENERAL OBLIGATION SALES TAX BONDS, SERIES 2022; ADOPTING A FORM FOR THE BONDS; AUTHORIZING THE EXECUTION OF THE BONDS; ESTABLISHING THE DATE, DENOMINATIONS, AND RATE OR RATES OF INTEREST FOR THE BONDS; LEVYING AN ANNUAL AD VALOREM TAX ON THE TAXABLE PROPERTY WITHIN THE CITY OF LOCUST GROVE, GEORGIA SUFFICIENT TO PAY THE PRINCIPAL OF AND INTEREST ON THE BONDS AS THE SAME BECOME DUE; AUTHORIZING THE SALE OF THE BONDS; DESIGNATING A PAYING AGENT AND BOND REGISTRAR FOR THE BONDS; AUTHORIZING THE EXECUTION AND DELIVERY OF A CONTINUING DISCLOSURE CERTIFICATE; AND FOR OTHER RELATED PURPOSES.

Attorney Welch added the language about general obligation debt may require a property tax if collections are

Mayor Price asked for a motion. Councilman Shearouse made the motion to approve the request by approving ordinance #22-02-017 to approve the final plat.

RESULT	APPROVED ORDINANCE #22-02-017 FOR BOND AGREEMENT
MADE MOTION	COUNCILMAN SHEAROUSE
2 ND MOTION	COUNCILMAN BREEDLOVE
FAVOR	MOTION CARRIED – ALL IN FAVOR

10. Ordinance on Bond Agreement–

Andy Welch read the following item into the record:

\$6,955,000
CITY OF LOCUST GROVE, GEORGIA
GENERAL OBLIGATION SALES TAX BONDS, SERIES 2022

BOND PURCHASE AGREEMENT

February 7, 2022

Bill Camp came forward to say this Agreement states that this is what they promise to do in order to market, sell and place funds into the respective bank account as part of the Bond Ordinance on March 17, 2022.

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

RESULT	APPROVED BOND PURCHASE AGREEMENT
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN BREEDLOVE
FAVOR	MOTION CARRIED – ALL IN FAVOR

CITY MANAGER’S COMMENTS –

Mr. Young made a reminder of Council Retreat March 13 – 16, 2022. Andy stated need for executive session for property acquisition.

MAYOR’S COMMENTS – NONE

EXECUTIVE SESSION –Property Acquisition

Motion to go into Executive Session by Councilman Williams and seconded by Councilman Breedlove for property acquisition. Motion Carried All in favor 6:55 PM.

At 7:06 PM, Motion to come back into regular session made by Councilman Shearouse and seconded by Councilman Breedlove.

ADJOURNMENT –

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

RESULT	APPROVED – ADJOURN MEETING
MADE MOTION	COUNCILMAN SHEAROUSE
2 ND MOTION	COUNCILMAN GREER
FAVOR	MOTION CARRIED MEETING ADJOURNED @ 7:07 PM.

Notes taken by:

Tim Young, City Manager