

**City of Locust Grove
Council Meeting Minutes
Public Safety Building – Courtroom Chamber
3640 Highway 42 S. – Locust Grove, GA 30248
Monday, July 3, 2023
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/Pro Tem	Jennifer Adkins – Assistant City Clerk
Vincent Williams – Councilman	Daunté Gibbs – Community Development Director
Rod Shearouse – Councilman	Jack Rose – Public Works Director
Rudy Breedlove – Councilman	Derrick Austin - Police Chief
	Andy Welch – Attorney
	Staff not present:
	Colleen Cook – Main Street Director

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

Invocation given by City Manager Tim Young.

Councilman Taylor led the Pledge of Allegiance.

APPROVAL OF AGENDA –

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

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

PUBLIC COMMENTS – NONE

PUBLIC HEARING ITEMS – NONE

APPROVAL OF THE MINUTES –

1. JUNE 5, 2023- REGULAR MEETING MINUTES –

Mayor Price asked for a motion. Councilman Greer made the motion to approve the June 5, 2023, regular meeting minutes.

RESULT	APPROVED JUNE 5, 2023, REGULAR MEETING MINUTES
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN BREEDLOVE
FAVOR	MOTION CARRIED – ALL IN FAVOR

2. JUNE 5, 2023- EXECUTIVE SESSION MEETING MINUTES –

Mayor Price asked for a motion. Councilman Taylor made the motion to approve the June 5, 2023, executive session meeting minutes.

RESULT	APPROVED JUNE 5, 2023, EXECUTIVE SESSION MEETING MINUTES
MADE MOTION	COUNCILMAN TAYLOR
2 ND MOTION	COUNCILMAN BREEDLOVE
FAVOR	MOTION CARRIED – ALL IN FAVOR

3. JUNE 20, 2023- WORKSHOP MEETING MINUTES –

Mayor Price asked for a motion. Councilman Williams made the motion to approve the June 20, 2023, workshop meeting minutes.

RESULT	APPROVED JUNE 20, 2023, WORKSHOP MEETING MINUTES
MADE MOTION	COUNCILMAN WILLIAMS
2 ND MOTION	COUNCILMAN SHEAROUSE
FAVOR	MOTION CARRIED – ALL IN FAVOR

ACCEPTANCE OF THE FINANCIAL STATEMENT –

4. FEBRUARY 2023 – FINANCIAL STATEMENT

Mayor Price asked for a motion. Councilman Greer made the motion to approve the February 2023 financial statement.

RESULT	APPROVED FEBRUARY 2023 FINANCIAL STATEMENT
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN SHEAROUSE
FAVOR	MOTION CARRIED – ALL IN FAVOR

5. MARCH 2023 – FINANCIAL STATEMENT –

Mayor Price asked for a motion. Councilman Taylor made the motion to approve the March 2023 financial statement.

RESULT	APPROVED MARCH 2023 FINANCIAL STATEMENT
MADE MOTION	COUNCILMAN TAYLOR
2 ND MOTION	COUNCILMAN BREEDLOVE
FAVOR	MOTION CARRIED – ALL IN FAVOR

6. APRIL 2023 – FINANCIAL STATEMENT –

Mayor Price asked for a motion. Councilman Greer made the motion to approve the April 2023 financial statement.

RESULT	APPROVED APRIL 2023 FINANCIAL STATEMENT
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN WILLIAMS
FAVOR	MOTION CARRIED – ALL IN FAVOR

UNFINISHED BUSINESS/ACTION ITEMS –

7. Ordinance to amend Title 17 of the Code of Ordinances in accordance with House Bill 1405

City Manager Tim Young stepped forward to comment. Tim reviewed the procedure changes that will be effective July 1, 2023.

Attorney Andy Welch said this has been amended to reflect the new state law.

Mayor Price asked for a motion. Councilman Greer made the motion to approve the request by approving ordinance **#23-07-055.**

RESULT	APPROVED ORDINANCE #23-07-055
MADE MOTION	COUNCILMAN GREER
2 ND MOTION	COUNCILMAN BREEDLOVE
FAVOR	MOTION CARRIED – ALL IN FAVOR

8. Ordinance for annexation of 15.31 +/- acres located on Old Bethlehem Road west of Price Drive (Parcel ID: 111-01015001) in LL 235 of the 2nd district –

Tim said the property is owned by CRG and is adjacent to Bethlehem Church. This is primarily to convey water, utilities, and road alignment of Price Drive.

Mayor Price asked for a motion. Councilman Williams made the motion to approve the request by approving ordinance **#23-07-056.**

RESULT	APPROVED ORDINANCE #23-07-056
MADE MOTION	COUNCILMAN WILLIAMS
2 ND MOTION	COUNCILMAN SHEAROUSE
FAVOR	MOTION CARRIED – ALL IN FAVOR

9. Ordinance for rezoning of 15.31 +/- acres located on Old Bethlehem Road west of Price Drive (Parcel ID: 111-01015001) in LL 235 of the 2nd district from unincorporated Henry County RA (residential agricultural to incorporated City of Locust Grove RA (residential agricultural) –

Discussion took place about clarifying the name of the road (Old Bethlehem Road or Bethlehem Road). Tim noted that “Old Bethlehem” is proposed designation for the original roadway once the new roadway is constructed as part of the new interchange.

Mayor Price asked for a motion. Councilman Breedlove made the motion to approve the request by approving ordinance #23-07-057.

RESULT	APPROVED ORDINANCE #23-07-057
MADE MOTION	COUNCILMAN BREEDLOVE
2 ND MOTION	COUNCILMAN SHEAROUSE
FAVOR	MOTION CARRIED – ALL IN FAVOR

10. Resolution approving the architectural plans submitted for Arby’s to be located at 4939 Bill Gardner Parkway -

Mayor Price asked for a motion. Councilman Williams made the motion to approve the request by approving resolution # 23-07-058.

RESULT	APPROVED RESOLUTION #23-07-058
MADE MOTION	COUNCILMAN WILLIAMS
2 ND MOTION	COUNCILMAN GREER
FAVOR	MOTION CARRIED – ALL IN FAVOR

11. Resolution approving the architectural plans submitted for a retail building to be located at 603 Marketplace Boulevard –

Mayor Price asked for a motion. Councilman Shearouse made the motion to approve the request by approving resolution #23-07-059.

RESULT	APPROVED RESOLUTION #23-07-059
MADE MOTION	COUNCILMAN SHEAROUSE
2 ND MOTION	COUNCILMAN BREEDLOVE
FAVOR	MOTION CARRIED –ALL IN FAVOR

12. Resolution with Henry County Development Authority (HCDA) and Retail Strategies Consulting work –

Tim said this was reviewed at the last meeting and is an agreement for joint participation with Locust Grove, McDonough, Stockbridge, and Henry County for retail recruitment and marketing services. Hampton was invited; however, elected not to participate. At a maximum, the HCDA has agreed to fund 50% of Hampton’s share, leaving the remaining at \$10,625.00.

Mayor Price asked for a motion. Councilman Breedlove made the motion to approve the request by approving ordinance # 23-07-060.

RESULT	APPROVED RESOLUTION #23-07-060
MADE MOTION	COUNCILMAN BREEDLOVE
2 ND MOTION	COUNCILMAN SHEAROUSE
FAVOR	MOTION CARRIED – ALL IN FAVOR

NEW BUSINESS/ACTION/DISCUSSION ITEMS –

13. Approve Letter of Intent and Intergovernmental Agreement (IGA) for the creation of the Locust Grove North (CID) Community Improvement District -

Tim Young stepped forward and said this is an agreement between the City of Locust Grove and the Henry County Development Authority. We will only consider the Letter of Intent tonight because the IGA still needs further review by the attorney.

Andy said he would like the council to go ahead approve the Letter of Intent as well as the IGA. This CID will allow properties to tax themselves inside the CID for their own infrastructure. Price Road will have to be realigned at the current Bethlehem Road where Bethlehem Road goes into the interstate. Tim provided a preliminary map for review. The new Price Drive will be a public road and the city will maintain the road after it is donated to the city. This will be financed partly by private money and part bond money, but not taxed. Tim said the plan of finance is on page 11 of the Letter of Intent and schedule on page 25.

Councilman Williams asked if the developer will be responsible for taxing themselves at \$7 million dollars. Andy said yes, the city will incur the internal expenses but nothing additional. We will abandon the right-of-way close to the interstate and the developers will get that portion.

Councilman Greer asked how long this will be in effect? Andy said this is a ten-year agreement with the HCDA. Councilman Greer asked if the subsection of page 16 could be explained. Discussion took place and Andy said the district will receive only the right-of-way of old Price Drive.

Councilman Boone asked what the process is on developing. Andy said they are anticipating building and being functional within two years. Bert said Clayco/CRG sent a schedule of construction to be forwarded to the council.

Councilman Greer asked what the road standards will be. Andy said the road will be about a \$10 million dollar road and normally is in the developers own interest for the road to be highly operational. Andy said market pressure is already incorporated into this agreement.

Councilman Boone asked if the council could require a cement road instead of asphalt due to the volume of tractor trailers. Andy said this is not budgeted for cement and would delay the process due to the cost increase with cement. Tim said the city will be inspecting the project and discussion took place.

Mayor Price asked for a motion. Councilman Williams made the motion to approve the request by approving the Letter of Intent and Intergovernmental Agreement.

RESULT	APPROVED LOI AND IGA
MADE MOTION	COUNCILMAN WILLIAMS
2 ND MOTION	COUNCILMAN SHEAROUSE
FAVOR	MOTION CARRIED – ALL IN FAVOR

CITY MANAGER’S COMMENTS –

Mr. Young said the retreat is coming up July 17-19, 2023, in Macon. Also, the workshop meeting would normally be July 17, 2023; however, has been rescheduled to July 24, 2023, for the retreat. We received the draft of the audit today and nothing further.

COUNCIL COMMENTS –

MAYOR’S COMMENTS – NONE

EXECUTIVE SESSION – NONE

ADJOURNMENT –

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

RESULT	APPROVED – ADJOURN MEETING
MADE MOTION	COUNCILMAN BOONE
2 ND MOTION	COUNCILMAN BREEDLOVE
FAVOR	MOTION CARRIED MEETING ADJOURNED @ 6:36 PM.

Notes taken by:

Misty Spurling
City Clerk

DRAFT