

**City of Locust Grove
 Council Workshop Meeting Minutes
 Public Safety Building – 3640 Highway 42 S.
 Locust Grove, GA 30248
 Monday, May 15, 2023
 6:00 PM**

Members Present:	Staff Present:
Robert Price – Mayor	Tim Young – City Manager
Keith Boone – Councilman/Pro Tem	Bert Foster – Assistant City Manager
Vincent Williams – Councilman	Misty Spurling – City Clerk
Willie Taylor – Councilman	Jennifer Adkins – Assistant City Clerk
Rod Shearouse - Councilman	Jack Rose – Public Works Director
Rudy Breedlove - Councilman	Daunté Gibbs – Community Development Director
Carlos Greer – Councilman	Colleen Watts – Main Street Manager
	Derrick Austin – Police Chief
	Brooke White –SWWW Attorney
	Staff not present:
	Andy Welch – Attorney

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

Invocation given by Assistant City Manager Bert Foster

Councilman Shearouse led the Pledge of Allegiance

APPROVAL OF AGENDA –

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

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

PUBLIC COMMENTS – NONE

PUBLIC HEARING ITEMS – NONE

OLD BUSINESS/ACTION ITEMS – NONE

NEW BUSINESS/ACTION ITEMS –

- 1. Resolution to ratify the final rankings for firms wishing to provide on-call engineering services to the city –**

Bert stepped forward and reviewed the item for on-call engineering services. Bert said this is to assist with the design and review of the road projects and other public improvements. We received eight responses; six of which are willing to perform all the requested services specified. Two of the respondents requested consideration for transportation projects only. Bert reviewed the order of preference based on staff (Tim, Bert, Daunté, and Misty) review that took place on April 25, 2023.

There was a question by Councilman Boone on the order of the respondents, and Bert clarified that the reviewing staff ranked with the 1 being the highest and 6 being the lowest.

Mayor Price asked for a motion. Councilman Taylor made the motion to approve the request by approving resolution **#23-05-048**.

RESULT	APPROVED RESOLUTION # 23-05-048
MADE MOTION	COUNCILMAN TAYLOR
2 ND MOTION	COUNCILMAN SHEAROUSE
VOTE	MOTION CARRIED - ALL IN FAVOR

Tim made a comment that the applicant (Zack Hinton, Jr.) is here tonight if the council wanted to discuss the Conditional Use request for gravel-surfaced truck/tractor-trailer parking that was tabled at the last meeting.

Attorney Brooke White said the item will need to be added to the agenda if the council wants to discuss.

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

RESULT	APPROVED ADD ITEM
MADE MOTION	COUNCILMAN BOONE
2 ND MOTION	COUNCILMAN WILLIAMS
VOTE	MOTION CARRIED - ALL IN FAVOR

ADD ITEM –

2. Conditional Use request to allow gravel-surfaced truck/tractor-trailer parking on Bethlehem Road west of Highway 42 (Parcel IDs: 111-01013015, 111-01013016, and 111-01013020). –

Councilman Greer said he was not aware this would be brought back for discussion tonight and said he is not ready to act [on the request].

Mayor Price asked the applicant, Zack Hinton, Jr. [“Zip”] to step forward. Mr. Hinton stepped forward to comment.

Councilman Williams asked Zip if he is familiar with the proposed Bethlehem Road Interchange and asked him why this location for this type of request. Mr. Hinton said “yes, he is familiar with the Interchange and said he wanted to proceed because he’s not aware of when the State would begin the project for that improvement.” Discussion took place about the plan.

Councilman Shearouse asked if the property would be more valuable if developed now. Hinton said he tried to develop this two years ago before Bethlehem Road was under discussion. It would have benefited him if the interchange didn’t come.

Daunté read the conditions aloud for review. Boone asked if the condition for overnight sleeping includes prohibiting daytime sleeping as well. Daunté said the council originally said only overnight sleeping but can be amended to include daytime sleeping if necessary. Daunté said the state law requires mandatory rest and discussion took place.

Councilman Greer asked if this would require a daily parking pass. Zack said this will be set up on a monthly parking pass only. A discussion took place about Mr. Hinton’s additional parking location in Jackson and Zip said that location is thriving. Nothing further.

Mayor Price asked for a motion. Councilman Boone made the motion to approve the request by approving ordinance #23-05-049.

RESULT	APPROVED ORDINANCE #23-05-049
MADE MOTION	COUNCILMAN BOONE
2 ND MOTION	COUNCILMAN TAYLOR
VOTE	MOTION CARRIED – FIVE IN FAVOR (BOONE, TAYLOR, WILLIAMS, GREER, BREEDLOVE) AND ONE OPPOSED (SHEAROUSE)

CITY OPERATION REPORTS / WORKSHOP DISCUSSION ITEMS -

MAIN STREET OPERATIONS – COLLEEN COOK

Ms. Cook gave an update the DDA met about future installations of artwork at Cleveland Street. We are in the process of planning summer activities with fun things ahead. Bluegrass music is every Saturday downtown, and the Artisan Market [Makers Market] is every other Saturday. Nothing further.

PUBLIC SAFETY OPERATIONS – CHIEF AUSTIN

Chief Austin reviewed the monthly report and gave an update total collected in April 2023 was \$70,844.00. The department completed 341 training hours in April, and we had 50 new cases for investigation and cleared 39 of those cases.

There was a robbery at Wal-Mart and the suspect has been arrested. The victim was not injured. Nothing further.

PUBLIC WORKS – JACK ROSE

Mr. Rose said the plant operation is good. The second phase of the paving project will begin soon, and we are continuing with normal day-to-day maintenance. Tim asked if the finger paint (artwork) was removed at Chase Maddox Park facilities and Jack said yes, about 90% was removed. Chief Austin said it was a group of small kids accompanied by a teenage adult. The Chief said it was not intentional vandalism, but it was a big mess. Nothing further.

ADMINISTRATION –BERT FOSTER

Mr. Foster gave an update for the Peeksville Road Extension and the Bill Gardner Parkway modifications. C.W. Matthews will begin installation of the 10-inch water line portion for the extra lane on Highway 42 and the paving project for Phase II will begin soon. Ronnie Glaze is serving as the project manager for the scatter garden/veteran’s memorial, and we met with the grading contractors to discuss options and public works will assist with erosion sedimentation. We met onsite with Georgia Power about the overhead powerline and the tree service company is ready to remove the four pecan trees in that area.

Greer asked what the meeting with the contractors was about. Bert said for grading and Greer said he thought the council and staff agreed for Roberts Hauling to proceed with grading at a previous meeting. Bert said we needed to get additional bids.

Bert gave an update for the downtown corridor study and the signal at Bethlehem Road and Highway 42. The total costs for the City Hall renovations are \$300,000 and the supplies have been ordered. We will be

relocating the water department across the hall until repairs are complete. We met with Henry County and their consultants last week about the MMIP project and the preliminary report was submitted to Henry County. Nothing further.

COMMUNITY DEVELOPMENT OPERATIONS –DAUNTÉ GIBBS

Mr. Gibbs gave an update that the department has issued a total of eight 457 permits (including 75 new house permits) for 2023. We have issued 55 COs [27 residential, and 28 commercials] and 302 business licenses issued so far for 2023.

3. CarMax Landscape Plan – discussion only

Shearouse recused himself from discussion and exited the meeting.

Daunté said this item is for discussion only and not for action and review of the plan presented on the overhead screen. Since the last meeting, representatives with CarMax met with staff to discuss the concerns that were previously mentioned. The creek that runs through the property will be protected and they agreed to move the carwash further into their property.

Greer said the applicant originally said they could not plant trees because of the slope in the property, and asked if the cause of the slope is because they are moving dirt.

Scott stepped forward to comment and said yes, the problem is being created with grading.

Steve Hudan with CarMax stepped forward. Steve said the grading is in the direction of the retention pond and said yes, the problem is being created from the grading. Nothing further.

Shearouse returned to the meeting.

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

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

ADD ITEM –

4. Request for approval to dig a well at 351 South Singley Drive –

Daunté said this is a request to dig a well because the subject property is not located within the water service area of the city nor the Henry County Water authority. Daunté said all inspections have been passed to date and all required permits have been issued. Staff recommends approval.

Mayor Price asked for a motion. Councilman Breedlove made the motion to approve the request by approving ordinance #23-05-050.

RESULT	APPROVED ORDINANCE #23-05-050
MADE MOTION	COUNCILMAN BREEDLOVE
2 ND MOTION	COUNCILMAN SHEAROUSE
VOTE	MOTION CARRIED - ALL IN FAVOR

ARCHITECTURAL REVIEW BOARD (ARB) – NONE

CITY MANAGER’S COMMENTS –TIM YOUNG

5. Community Improvements District “The Cubes” timeline and process overview –

Tim said the purpose of this is to provide for certain infrastructure in areas [mainly Price Road] relocate its current unpaved status in a new alignment to Bethlehem Road. The developer will be building the road and reimbursed by the CID. We need to appoint two board members and review other requirements. Staff have met with all parties and the next step is to send notices to tax commissioners and property owners. This should be finalized by mid to end July 2023.

Breedlove asked, “What is the CID”? Tim said the CID is a self-taxing entity (Community Improvement District). The main purpose for the city is the realignment and relocation of Price Road. “The Cubes” is the branded name, mainly on the west coast. Tim said the whole development is “The Cubes.” Tim also noted that if there were a name the Council would like in lieu of “The Cubes” to let us know.

Shearouse asked if the developer is in favor. Tim said the developer spearheaded off this and the CID allows them to self-impose a property tax. Shearouse asked how this will work when Locust Grove has a property tax. Tim said this doesn’t preclude a city property tax, they will pay taxes to the city and to themselves in the CID.

6. 1st Quarter Budget Amendment –

Tim said the revenues were updated for Insurance Premium Tax since the revised returns and we also have a healthy flow of TAVT revenue, averaging (\$28,000-\$29,000) month. We added a scholarship for leadership henry and other increases including a proposed COLA and the incorporation of additional increase in the healthcare plan increase of 30% versus 10-12% in the original forecast budget.

7. FEMA emergency expenditures – January 12, 2023, tornado event –

Tim said we are still finalizing requests and have submitted everything except for equipment. We are expecting to be reimbursed around \$100,000 for damages and should have the final figure by June.

8. SS4A (Safe Streets 4 All) – Henry County –

This was briefly mentioned at the HCMA dinner in Hampton, for a grant application to create a safety plan. This would require a 20% match by the local government(s) to perform a study estimated at \$250,000 by their staff. The city share should be no more than \$2,750 based on population share.

9. Direction Signage Plan for Trails –

This is a request is a request from Henry County to join them and the cities on a comprehensive wayfinding signage program for the new HC Trail Plan program. The proposed bid of \$90,000 to conduct the work, and our share (based on population) would be around \$3,375, which is higher due to the lack of any federal funding provided by grant as in the Safe Streets program.

COUNCIL COMMENTS - NONE

MAYOR’S COMMENTS – NONE

EXECUTIVE SESSION – PERSONNEL

Motion to go into executive session to discuss personnel items by Councilman Boone and seconded by Councilman Breedlove. Motion Carried All in favor 7:10 PM.

At 7:29 PM, motion to come back into regular session made by Councilman Shearouse and seconded by Councilman Boone.

ADJOURNMENT-

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

RESULT	ADOPTED
MADE MOTION	COUNCILMAN WILLIAMS
2 ND MOTION	COUNCILMAN BOONE
VOTE	MOTION CARRIED - ALL IN-FAVOR MEETING ADJOURNED @ 7:30PM.

Notes taken by:

Misty Spurling, City Clerk